

3 Bedroom House for Sale in Kapparis, Famagusta District

DELEAR VILLA 5 - Elegant 3-Bedroom Villa in Kapparis, Paralimni



Discover the perfect blend of modern design, energy efficiency, and coastal living at **Delear Villa 5**, a stunning three-bedroom residence located in the peaceful and sought-after neighbourhood of Kapparis in Paralimni, Cyprus. This villa forms part of the exclusive Delear Villas project, a collection of 16 luxurious homes crafted with bioclimatic principles, ensuring Energy Class A certification and an independent photovoltaic system for sustainable living.

Exceptional Features & Design

- Spacious 139 m² internal living space on a generous 260 m² plot
- Three elegant...

Property Info		Plot / Area Info		Additional info	
Covered Area	139	Plot area	260	Reference Number	28695
Heating	Yes	Pool	Yes	Property type	House
Air Conditioning	Yes	Parking	Covered, Yes	Condition	Under Construction
				Construction Year	2026
				Bathrooms	2

Amenities	Location
	Location: Kapparis
	Region: Famagusta

Coordinates: **35.05706 / 34.00408**

Price: €551 000 + VAT

VAT for this property is **€27,550** or **€104,690**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€3 964.00/m²		

Price change history

€551 000 on May 28, 2025



