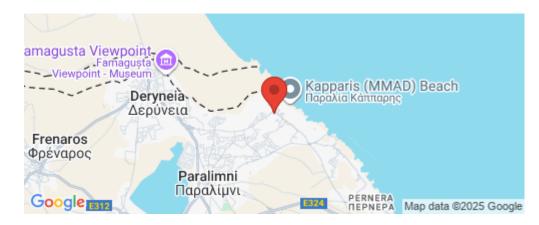


## 4 Bedroom House for Sale in Kapparis, Famagusta District

"`html



## **Delear Villa 4 - Modern 4-Bedroom Villa in Kapparis, Paralimni**

Welcome to **Delear Villa 4**, an exceptional 4-bedroom, 3-bathroom home situated in the tranquil and sought-after neighbourhood of Kapparis, Paralimni. Set within the prestigious Delear Villas development, this residence offers a perfect blend of modern design, energy efficiency, and luxurious comfort.

Boasting a generous living space of **165 m²** on a **305 m²** plot, this villa epitomizes seamless indoor-outdoor living. Floor-to-ceiling expansive windows flood the interiors with natural light, creating an airy and inviting atmosphere. The op...

| <b>Property Info</b> |     | Plot / Area Info     |            | Additional info   |                           |
|----------------------|-----|----------------------|------------|-------------------|---------------------------|
| Covered Area         | 165 |                      | 305<br>Yes | Reference Number  | 28688                     |
|                      |     | Plot area<br>Parking |            | Property type     | House                     |
|                      |     |                      |            | Condition         | <b>Under Construction</b> |
|                      |     |                      |            | Construction Year | 2026                      |
|                      |     |                      |            | Bathrooms         | 3                         |

Amenities Location



**Location:** Kapparis Region: **Famagusta** 

Coordinates: **35.05706** / **34.00408** 



Price: €635 000 + VAT

VAT for this property is €39,832 or €120,650. 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

Price per SQM €3 848.00/m²

Common expenses None

## **Price change history**

€635 000 on May 28, 2025



















