

4 Bedroom House for Sale in Kapparis, Famagusta District

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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...

Property Info

Plot / Area Info

Additional info

Covered Area	165	Plot area	305	Reference Number	28688
		Parking	Yes	Property type	House
				Condition	Under Construction
				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	Common expenses	None
		Price per SQM	€3 848.00/m²		

Price change history

€635 000 on May 28, 2025



