

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

### DELEAR VILLA 2 - Luxury 3-Bedroom Villa in Kapparis, Paralimni



**Price:** €555,000

**Location:** Kennedy Avenue, 5290, Kapparis, Paralimni, Cyprus

**Size:** 180 m<sup>2</sup> interior | 443 m<sup>2</sup> lot

**Bedrooms:** 3 | **Bathrooms:** 2 | **Garage:** 1 car

**Completion Year:** 2026

Experience modern elegance and eco-conscious living with **Delear Villa 2**, a stunning three-bedroom residence located in the serene and vibrant neighborhood of Kapparis, Protaras. This sophisticated villa is part of a brand-new development of 16 luxury homes, designed with ...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>180</b>	Plot area	<b>443</b>	Reference Number	<b>28685</b>
		Parking	<b>Yes</b>	Property type	<b>House</b>
				Condition	<b>Under Construction</b>
				Construction Year	<b>2026</b>
				Bathrooms	<b>2</b>

Amenities	Location	
	<b>Location:</b> Kapparis	Region: <b>Famagusta</b>
	Coordinates: <b>35.05706 / 34.00408</b>	

**Price: €555 000 + VAT**

VAT for this property is **€40,700** or **€105,450**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 083.00/m<sup>2</sup></b>		

**Price change history**

€555 000 on May 28, 2025



