

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

### DELEAR VILLA 1 - Modern Luxury in Kapparis, Protaras

Discover **Delear Villa 1**, a stunning three-bedroom residence located in the tranquil and highly sought-after neighborhood of Kapparis, Protaras. Part of the exclusive *Delear Villas* development, this modern villa offers an impeccable blend of innovative design, energy efficiency, and integrated indoor-outdoor living, all just minutes away from Protaras' most picturesque beaches.

#### Property Features:

- **Bedrooms:** 3
- **Bathrooms:** 2
- **Size:** 180 m<sup>2</sup>
- **Plot Size:** 443 m<sup>2</sup>
- **Garage:**

**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



