

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

### Delear Villa 16 - Luxurious 3-Bedroom Villa in Kapparis, Protaras X

Discover the perfect blend of modern design, energy efficiency, and serene coastal living with **Delear Villa 16**, an exquisite three-bedroom villa located in the peaceful and charming neighbourhood of Kapparis, Paralimni. This stunning residence is part of the prestigious Delear Villas project, comprising 16 luxurious villas thoughtfully designed with bioclimatic principles and cutting-edge innovations.

#### Key Features:

- **Bedrooms:** 3
- **Bathrooms:** 2
- **Size:** 140 m<sup>2</sup> built-up area
- **Plot Size:** 290...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>140</b>	Plot area	<b>290</b>	Reference Number	<b>28694</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: €565 000 + VAT

VAT for this property is **€28,250** or **€107,350**. 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>€4 036.00/m<sup>2</sup></b>		

## Price change history

€565 000 on May 30, 2025



