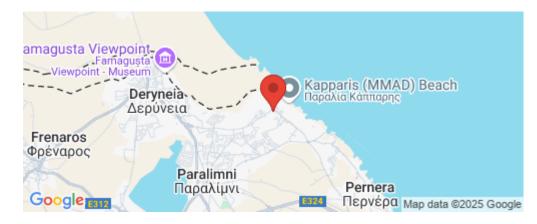


## 3 Bedroom House for Sale in Kapparis, Famagusta District

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



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 m² built-up area

• Plot Size: 290...

<b>Property Info</b>		Plot / Area Info		Additional info	
Covered Area	140		290 Yes	Reference Number	28694
		Plot area Parking		Property type	House
				Condition	<b>Under Construction</b>
				Construction Year	2026
				Bathrooms	2



Location

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

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



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 Excluded

Title transfer fee None

Price per SQM €4 036.00/m²

Common expenses None

## **Price change history**

€565 000 on May 30, 2025



















