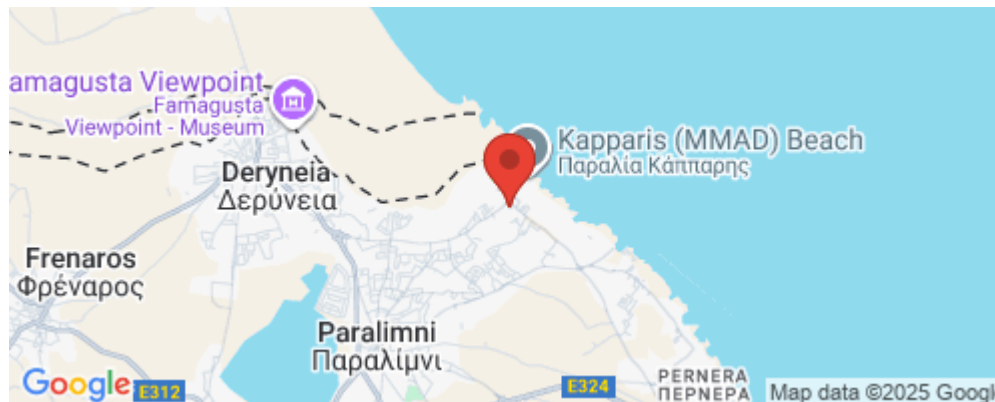


## 3 Bedroom House for Sale in Kapparis, Famagusta District

### 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 m<sup>2</sup> built-up area
- **Plot Size:** 290...

#### Property Info

Covered Area

**140**

#### Plot / Area Info

Plot area  
Parking

**290**  
**Yes**

#### Additional info

Reference Number  
Property type  
Condition  
Construction Year  
Bathrooms

**28694**  
**House**  
**Under Construction**  
**2026**  
**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 | <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





