

### 3 Bedroom House for Sale in Paralimni District

## Delear Villa 14 - Your Modern Sanctuary in Kapparis, Paralimni ✖

Discover the perfect blend of modern luxury and sustainable living with **Delear Villa 14**, a stunning 3-bedroom, 2-bathroom residence nestled in the charming and peaceful neighborhood of Kapparis, Paralimni, Cyprus. Set within the exclusive Delear Villas project, this home offers 139 sqm of thoughtfully designed living space on a generous 276 sqm lot.

Designed with bioclimatic principles and cutting-edge energy-efficient innovations, Delear Villa 14 is a beacon of eco-friendly modern living. Rated Energy Class A, the villa features its own independent photovoltaic system, ensuring reduced en...

| Property Info |            | Plot / Area Info |            | Additional info   |                           |
|---------------|------------|------------------|------------|-------------------|---------------------------|
| Covered Area  | <b>139</b> | Plot area        | <b>276</b> | Reference Number  | <b>28691</b>              |
|               |            |                  |            | Property type     | <b>House</b>              |
|               |            |                  |            | Condition         | <b>Under Construction</b> |
|               |            |                  |            | Construction Year | <b>2026</b>               |
|               |            |                  |            | Bathrooms         | <b>2</b>                  |

#### Amenities

#### Location

Coordinates: **35.05706 / 34.00408**

## Price: €557 000 + VAT

VAT for this property is **€27,850** or **€105,830**. 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> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€4 007.00/m<sup>2</sup></b> |                 |             |

## Price change history

€557 000 on May 30, 2025



