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## **4 Bedroom House for Sale in Paralimni District**

# DELEAR VILLA 13 - Modern Luxury in Kapparis, Protaras



Welcome to **Delear Villa 13**, an exquisite 4-bedroom, 2-bathroom luxury residence located on Kennedy Avenue in the vibrant area of Kapparis, Paralimni, Cyprus. This stunning villa is part of the exclusive Delear Villas development, a collection of 16 contemporary homes thoughtfully designed to blend modern aesthetics with energy efficiency and comfort.

#### **Property Features:**

- Bedrooms: 4
- Bathrooms: 2
- Living Space: 165 m<sup>2</sup>
- Plot Size: 303 m<sup>2</sup>
- Garage: 1 car space



## Price: €635 000 + VAT

VAT for this property is €39,832 or €120,650. 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	Common ovnonsos	None
Title deed	Has Title	Price per SQM	€3 848.00/m²	Common expenses	

## **Price change history**

€635 000 on May 30, 2025

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