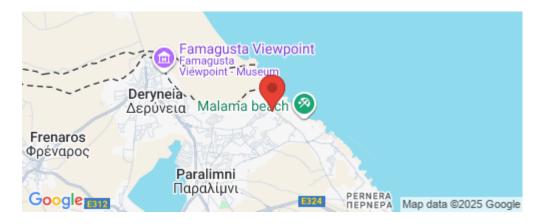


## 4 Bedroom House for Sale in Paralimni District

## **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 m²
Plot Size: 303 m²
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 expenses	None
Title deed	Has Title	Price per SOM	€3 848.00/m <sup>2</sup>		None

## **Price change history**

€635 000 on May 30, 2025



















