

## 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 848.00/m<sup>2</sup></b>		

**Price change history**

€635 000 on May 30, 2025



