

3 Bedroom House for Sale in Paralimni District

DELEAR VILLA 8 - Modern 3-Bedroom Villa in Kapparis, Paralimni



Welcome to **Delear Villa 8**, a stunning three-bedroom villa located on Kennedy Avenue in the peaceful and charming neighbourhood of Kapparis, Paralimni, Cyprus. Part of the exclusive Delear Villas development, this residence offers the perfect blend of modern aesthetics, energy efficiency, and serene coastal living just minutes away from some of the most picturesque beaches in Protaras.

This villa features a spacious 139 m² living area set on a 298 m² plot, thoughtfully designed with bioclimatic principles to maximize natural light and sustainability. Rated Energy Class A, each home inclu...

| Property Info | | Plot / Area Info | | Additional info | |
|---------------|------------|------------------|------------|-------------------|---------------------------|
| Covered Area | 139 | Plot area | 298 | Reference Number | 28698 |
| | | Parking | Yes | Property type | House |
| | | | | Condition | Under Construction |
| | | | | Construction Year | 2026 |
| | | | | Bathrooms | 2 |

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 | Excluded | Title transfer fee | None | Common expenses | None |
| Title deed | No Title | Price per SQM | €4 007.00/m² | | |

Price change history

€557 000 on May 30, 2025



