

## 3 Bedroom House for Sale in Paralimni District

### Delear Villa 6 - Modern Luxury in Kapparis, Protaras



Discover Delear Villa 6, an exquisite three-bedroom, two-bathroom residence located on Kennedy Avenue, Kapparis, Paralimni. Priced at €569,000, this stunning villa offers 139 sqm of thoughtfully designed living space on a 307 sqm plot, completed to the highest modern standards by 2026.

Part of the exclusive Delear Villas development, comprising just 16 luxurious homes, this property embodies contemporary Mediterranean living with a focus on energy efficiency and sustainability. Rated Energy Class A, each villa is equipped with an independent photovoltaic system to reduce energy consumption.

- Spacious 3 be...

Property Info	Plot / Area Info		Additional info	
Covered Area	<b>139</b>	Plot area	<b>307</b>	Reference Number <b>28696</b>
				Property type <b>House</b>
				Condition <b>Under Construction</b>
				Construction Year <b>2026</b>
				Bathrooms <b>2</b>
Amenities	Location			
	Coordinates: <b>35.05706 / 34.00408</b>			

## Price: €569 000 + VAT

VAT for this property is **€28,450** or **€108,110**. 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>€4 094.00/m<sup>2</sup></b>		

## Price change history

€569 000 on May 30, 2025



