

## 3 Bedroom House for Sale in Paralimni District

### Delear Villa 5 - Modern 3 Bedroom Villa in Kapparis, Protaras ✖

Nestled in the peaceful and charming neighbourhood of Kapparis, Protaras, Delear Villa 5 offers an exquisite blend of modern design, energy efficiency, and comfortable living. This luxurious three-bedroom villa is part of the exclusive Delear Villas development, comprising 16 elegant residences thoughtfully crafted with bioclimatic principles and featuring state-of-the-art innovations.

#### Property Details:

- 3 spacious bedrooms and 2 bathrooms
- Built area: 139 m<sup>2</sup> | Plot size: 260 m<sup>2</sup>
- Private swimming pool and lush garden area
- Independent photovoltaic syst...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area

**139**

Plot area

**260**

Reference Number

**28695**

Property type

**House**

Condition

**Under Construction**

Construction Year

**2026**

Bathrooms

**2**

#### Amenities

#### Location

Coordinates: **35.05706 / 34.00408**

## Price: €551 000 + VAT

VAT for this property is **€27,550** or **€104,690**. 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>
		Price per SQM	<b>€3 964.00/m<sup>2</sup></b>		

## Price change history

€551 000 on May 30, 2025



