

4 Bedroom House for Sale in Kapparis, Famagusta District

Delear Villa 4 - Modern Luxury in Kapparis, Paralimni



**Price:** €635,000  
**Location:** Kennedy Avenue, 5290, Kapparis, Paralimni, Cyprus  
**Bedrooms:** 4 | **Bathrooms:** 3 | **Size:** 165 m² (building), 305 m² (lot)  
**Garage:** 1 car  
**Year of Completion:** 2026

Discover an exceptional blend of modern design, sustainability, and comfort with Delear Villa 4, one of the exclusive residences in the prestigious Delear Villas project. Located in the charming, peaceful neighbourhood of Kapparis – just 5 minutes from pristine Blue Flag beaches – th...

Property Info		Plot / Area Info		Additional info	
				Reference Number	28688
				Property type	House
Covered Area	165	Plot area	305	Condition	Under Construction
				Construction Year	2026
				Bathrooms	3
Amenities		Location			
		Location: Kapparis		Region: Famagusta	
		Coordinates: 35.05706 / 34.00408			

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
		Price per SQM	€3 848.00/m²		

Price change history

€635 000 on May 30, 2025





