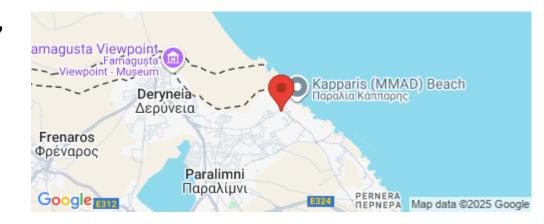


## 4 Bedroom House for Sale in Kapparis, Famagusta District

## Delear Villa 4 - Modern Luxury in Kapparis, Paralimni



**Price:** €635,000

Location: Kennedy Avenue, 5290, Kapparis, Paralimni, Cyprus

Bedrooms: 4 | Bathrooms: 3 | Size: 165 m<sup>2</sup> (building), 305 m<sup>2</sup> (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...

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<b>Property Info</b>		Plot / Area In	fo	Additional info	
				Reference Number	28688
				Property type	House
Covered Area	165	Plot area	305	Condition	<b>Under Construction</b>
				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

Price per SQM €3 848.00/m²

Common expenses None

## **Price change history**

€635 000 on May 30, 2025



















