

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

### DELEAR VILLA 2 - Modern 3-Bedroom Luxury Villa in Kapparis, Protaras



Discover the epitome of sophisticated coastal living with **DELEAR VILLA 2**, a stunning three-bedroom villa located in the tranquil and sought-after neighbourhood of Kapparis, Paralimni. Set within the exclusive Delear Villas development, this elegant residence offers seamless fusion of modern aesthetics, energy-efficient design, and serene natural surroundings.

[View full property details and gallery »](#)

#### Key Features:

- **Spacious Interiors:** 180 m<sup>2</sup> of thoughtfully designed living space featuring an open-plan layout that maximizes natural light through...

Property Info	Plot / Area Info	Additional info
		Reference Number
		Property type
Covered Area	<b>180</b>	Condition
	Plot area	Construction Year
	<b>443</b>	Bathrooms
		<b>28685</b>
		<b>House</b>
		<b>Under Construction</b>
		<b>2026</b>
		<b>2</b>

Amenities	Location
	<b>Location:</b> Kapparis
	Region: <b>Famagusta</b>
	Coordinates: <b>35.05706 / 34.00408</b>

## Price: €555 000 + VAT

VAT for this property is **€40,700** or **€105,450**. 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>€3 083.00/m<sup>2</sup></b>		

## Price change history

€555 000 on May 30, 2025



