

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

### DELEAR VILLA 1 - Luxurious 3-Bedroom Villa in Kapparis, Paralimni

Welcome to **Delear Villa 1**, a stunning 3-bedroom, 2-bathroom villa located in the peaceful and charming neighbourhood of Kapparis, Paralimni. This modern residence offers 180 m<sup>2</sup> of exquisitely designed living space on a spacious 443 m<sup>2</sup> lot, perfectly blending contemporary aesthetics with energy-efficient innovations.

Part of the exclusive Delear Villas development, comprising 16 luxurious villas, this property is designed with bioclimatic principles and features an independent photovoltaic system, earning an impressive Energy Class A rating.

#### Property Features:

## 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>
		Price per SQM	<b>€3 083.00/m<sup>2</sup></b>		

## Price change history

€555 000 on May 30, 2025



