

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

The property is a 3 bedroom house with a private swimming pool in Paralimni. It is located on Agiou Demetriou avenue, 700m from the center of the city.



It has an internal area of 313sqm and 25sqm of auxiliary use. The ground floor consists of a dining room, kitchen and a living room. The 1st floor consists of three (3) bedrooms out of which the master bedroom consists of an en-suite bathroom and a loft.

It offers close proximity to all amenities and easy access to Paralimni's center.

### Property Info

Covered Area **313**  
Energy Efficiency **D**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **6124**  
Property type **House**  
Condition **Pre-Owned**  
Construction Year **1990 and older**  
Bathrooms **3**

### Amenities

### Location

**Location:** Paralimni Region: **Famagusta**  
**Coordinates:** **35.046291445 / 33.982716378**

## Price: €350 000 + VAT

VAT for this property is **€43,018** or **€66,500**. 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>~€10 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 118.00/m²</b>		

## Representative: GoGordian (Gordian Servicing)

Registration number	<b>N/A</b>	Email	<b>seraclidou@gordianservicing.com</b>
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## Price change history

€465 000 on Jul 19, 2023  
 €420 000 on May 10, 2024  
 €350 000 on Feb 20, 2025





















