

3 Bedroom House for Sale in Paralimni, Famagusta District

Villa for Sale in Paralimni



This modern villa spans 155 sq.m. and sits on a 334 sq.m. plot, offering 34.46 sq.m. of covered verandas and a 27.42 sq.m. roof garden. The property includes 3 bedrooms, 3 bathrooms, 2 WCs, 1 kitchen, 1 living room, and 1 closed parking space. Air conditioning is installed throughout, and the villa is rated with an A-class energy certificate. Currently under construction, the villa boasts breathtaking sea, mountain, and city views. It is conveniently located near the sea and seaside areas. Additional features include storage space and an internal staircase.

A fantastic investment opportunity near the coast!

Delivery Date : December 2026

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Property Info

Covered Area **155**
Energy Efficiency **A**

Plot / Area Info

Plot area **334**
Parking **Yes**

Additional info

Reference Number **326785**
Property type **House**
Bathrooms **3**

Amenities

Location



Location: Paralimni

Region: **Famagusta**

Coordinates: **35.039088674662 / 34.032994508743**

www.index.cy - All Cyprus Real Estate

Price: €609 000 + VAT

VAT for this property is **€33,200** or **€115,710**. 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	~€20 960.00	Common expenses	None
		Price per SQM	€3 929.00/m²		

Representative: Century 21

Registration number	1141	Email	info@c21cy.com
License number	110/E	Legal name	N/A
Phone: +35725267979			

Price change history

€655 620 on May 1, 2024
 €609 000 on Mar 23, 2025



