

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

Nestled in the picturesque town of Paralimni, a captivating 144 sq.m. villa awaits its new owner on a spacious 323 sq.m. plot. This thoughtfully designed residence features three inviting bedrooms and two tastefully appointed bathrooms, creating a comfortable and stylish living space.



The villa boasts an A energy certificate, reflecting its commitment to energy efficiency and sustainability. Enjoy the proximity to the sea, embracing the allure of seaside living right at your doorstep.

Convenience meets elegance with a dedicated closed parking space, providing secure accommodation for your vehicle.

Property Info		Plot / Area Info		Additional info	
Covered Area	144			Reference Number	568483
		Plot area Parking	323 Yes	Property type	House
Covered Veranda	24			Construction Year	2022
Energy Efficiency	A	ranking			2022
				Bathrooms	2

Amenities Location

**Location:** Paralimni Region: **Famagusta** 

Coordinates: **35.0331375** / **34.0289031** 



Price: €532 000 + VAT

VAT for this property is €26,600 or €101,080. 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	~ <b>€17 880.00</b>	Common ovnences	None
		Price per SOM	€3 694.00/m <sup>2</sup>	Common expenses	None

## **Representative: Century 21**

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

Phone: +35725267979

## **Price change history**

€512 000 on May 3, 2024 €532 000 on Jun 20, 2024

















