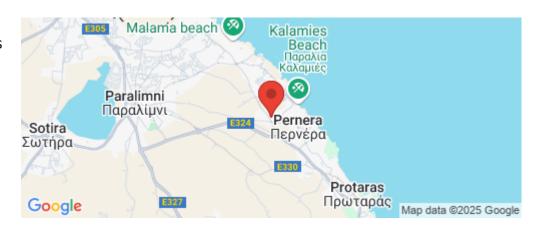


## 3 Bedroom House for Sale in Paralimni, Famagusta District

This stunning villa for sale in Paralimni – Pernera offers an ideal combination of spacious living and modern amenities. The property spans 138 sq.m. and sits on a generous plot of 420 sq.m., providing ample outdoor space. Boasting a contemporary design, the villa features 3 bedrooms and 3 bathrooms, ensuring comfort and privacy. The well-appointed kitchen is complemented by a stylish living room, creating a welcoming atmosphere for residents and guests alike.



The villa is equipped with central heating, guaranteeing warmth during cooler months, and holds an impressive energy certificate rating of A, emphasizing its commitment to energy efficiency. The interior is adorned with...

Property Info		Plot / Area Info		Additional info	
Covered Area	138			Reference Number	764305
Covered Area	130	Plot area	420	Property type	House
Covered Veranda	33	Parking	Yes	Construction Year	2022
Energy Efficiency	٨				
	^			Bathrooms	3

Amenities Location

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

Coordinates: 35.0334375 / 34.0279656



Price: €470 000 + VAT

VAT for this property is **€23,500** or **€89,300**. 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>€15 400.00</b>	Common ovnoncos	Nama
		Price per SQM	€3 406.00/m²	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**

€470 000 on May 3, 2024





























