

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

A 3 Bedroom Villa in Kokkinoi Gkremoi area (Red cliffs). This house is one of a kind, due to the fact that is customized by the owner in an exceptional design. Except the design, the second-best thing about this house is its location. Why? Well, it happens to be situated at one of the best locations of the area- where you can have a view of the whole area-because the area is unique, sparsely populated, and between Ayia Napa-Paralimni. Now, the house consists of a basement area that can be used as an office or extra bedroom-it has its own kitchen, a 1st floor where the living room and the kitchen are located, and the second floor, where are the bedrooms, the utility room, and the common ba...

### Property Info

Covered Area **173**  
Air Conditioning **Yes**

### Plot / Area Info

Plot area **900**

### Additional info

Reference Number **38731**  
Property type **House**  
Condition **Pre-Owned**  
Construction Year **2001-2010**  
Bathrooms **2**

### Amenities

- Garden

### Location

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

## Price: €450 000 + VAT

VAT for this property is **€30,876** or **€85,500**. 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>~€14 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 601.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
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## Price change history

€450 000 on May 23, 2024















