

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

This beautiful five-bedroom villa is now available for sale in the Paralimni area, with Title Deeds for land. The property is set in a quiet cul-de-sac and has two villas on the plot. There is a division Agreement available and in place.

The specific villa offers 900m2 of outside space, with internal covered areas of 250m2. The ground floor comprises a separate kitchen, living room, ground floor bedroom, guest W.C. with shower, and a laundry room. The first floor offers another two bedrooms with a shared bathroom. Both bedrooms have covered veranda access. The second floor offers a separate kitchen, another two bedrooms (one of them is used as a sitting area and office), a walk-in...

### Property Info

Covered Area	<b>250</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>900</b>
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### Additional info

Reference Number	<b>38456</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>1991-2000</b>
Bathrooms	<b>2</b>

### Amenities

- Garden

### Location

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

## Price: €450 000 + VAT

VAT for this property is **€47,700** 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>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 800.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€395 000 on May 26, 2024  
 €450 000 on Sep 24, 2024







