

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

A house with a private swimming pool in Paralimni. It has an internal area of 313 sqm and 25 sqm of auxiliary use. The ground floor consists of a dining room, kitchen, living room and a guest toilet. The 1st floor consists of three (3) bedrooms out of which the master bedroom consist of an ensuite bathroom and a loft. It offers close proximity to all amenities and easy access to Paralimni's center.

EPC Energy Class D

### Property Info

Covered Area	<b>313</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>766</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>43239</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>1990 and older</b>
Bathrooms	<b>3</b>

### Amenities

- Storage room

### Location

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

## Price: €420 000 + VAT

VAT for this property is **€51,621** or **€79,800**. 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>~€13 400.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 342.00/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

€420 000 on May 26, 2024













