

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

Four-bedroom detached villa located on the outskirts of Paralimni, just a 5-minute drive to the sandy beaches of Capparis and close to the amenities and schools, with easy access to both Protaras and Ayia Napa Town.



Double Storey House for Sale in Paralimni area, Famagusta. The ground floor comprises a modern lounge and dining area, fully fitted kitchen with granite work tops, guest wc with a shower and a covered garage which has been converted to a storage room. Leading up to the first floor there are 4 generous sized bedrooms with fitted wardrobes and a family bathroom. The master bedroom has its own en-suite. Three of the bedrooms have private veranda offering views of the surrou...

### Property Info

Covered Area **200**  
Furnishing **Furnished**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **400**  
Parking **Covered, Yes**

### Additional info

Reference Number **43210**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **1**

### Amenities

- Garden

### Location

**Location:** Paralimni  
**Region:** Famagusta  
Coordinates: **34.928822 / 33.6385221**

## Price: €550 000 + VAT

VAT for this property is **€46,750** or **€104,500**. 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>~€18 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 750.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€550 000 on Aug 9, 2024

















