

## 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. X

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		Plot / Area Info		Additional info	
Covered Area	<b>200</b>	Plot area	<b>400</b>	Reference Number	<b>43210</b>
Furnishing	<b>Furnished</b>	Parking	<b>Covered, Yes</b>	Property type	<b>House</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Pre-Owned</b>
				Bathrooms	<b>1</b>

Amenities	Location	
• Garden	<b>Location:</b> Paralimni Coordinates: <b>34.928822 / 33.6385221</b>	Region: <b>Famagusta</b>

## 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 Price per SQM	<b>~€18 600.00</b> <b>€2 750.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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











