

## 2 Bedroom Apartment for Sale in Paralimni, Famagusta District

This particular 2 bedroom apartment is located on the first floor in Block A, B, or C in the Kapparis area. It offers unobstructed sea views of Famagusta and Kapparis from its elevated position on a hill. Designed with a bohemian minimalist flair, this apartment features clear-cut lines and high-quality materials. It provides a spacious living environment that conveys the sense of a summer resort, making it an ideal permanent residence or holiday home. Residents of this apartment can enjoy the magical sea view throughout the year and benefit from quick access to amenities in Paralimni, as well as being just minutes away from some of the finest beaches in Protaras. 

### Property Info

Covered Area	<b>103</b>
Covered Veranda	<b>22</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>234480</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Paralimni

Coordinates: **35.055089677398 / 33.99111028863**

Region: **Famagusta**

## Price: €258 000 + VAT

VAT for this property is **€12,900** or **€49,020**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 505.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€259 000 on Jan 29, 2025  
 €260 000 on Mar 17, 2025  
 €258 000 on Aug 21, 2025



