

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

This 2 bedroom apartment in Protaras is perfectly located in the only area that stays open all year long. It offers stunning open sea views, creating the perfect setting for a vibrant community. The apartment is part of a gated community featuring modern, minimalistic, and avant-garde architecture. Residents of this apartment have access to a communal gym and pool, encouraging social interactions and fostering a friendly atmosphere true to Cypriot traditions and culture. This apartment provides an ideal living space where good company cultivates the soul, especially when you're already in paradise.

### Property Info

Covered Area	<b>84</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

### Additional info

Reference Number	<b>234801</b>
Property type	<b>Apartment</b>
Construction Year	<b>2026</b>

### Amenities

- Elevator

### Location

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

## Price: €250 000 + VAT

VAT for this property is **€12,500** or **€47,500**. 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>~€6 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 976.00/m²</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>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€250 000 on Feb 9, 2025





