

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

Top Floor, 2 Bedroom Flat with Roof Garden for sale in Paralimni area, Famagusta. Paralimni area is situated on the southeastern fringe of Cyprus and blessed with the first sunrise in Europe. Paralimni, the main town, combines the advantages of a traditional village with the conveniences of a contemporary town and there is an air of timelessness in the town center. The property is situated close to all necessary amenities and services. In addition, it has excellent accessibility to the motorway and the neighboring villages and municipalities. ✖

Apartment for sale in Paralimni area. The apartment is on the second floor. It consists of an open plan kitchen with dining area, living roo...

| Property Info    |                       | Plot / Area Info                                      |                     | Additional info          |                  |
|------------------|-----------------------|---|---------------------|--------------------------|------------------|
| Covered Area     | <b>75</b>             |   |                     | Reference Number         | <b>50935</b>     |
| Air Conditioning | <b>All rooms, Yes</b> | Parking   | <b>Covered, Yes</b> | Property type            | <b>Apartment</b> |
|                  |                       |   |                     | Condition                | <b>Brand New</b> |
|                  |                       |   |                     | Bathrooms                | <b>2</b>         |
| Amenities        |                       | Location  |                     |                          |                  |
| • Elevator       |                       | <b>Location:</b> Paralimni                            |                     | Region: <b>Famagusta</b> |                  |
|                  |                       | Coordinates: <b>35.047878088929 / 33.985484698203</b> |                     |                          |                  |

## Price: €259 000 + VAT

VAT for this property is **€12,950** or **€49,210**. 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<br>Price per SQM | <b>None</b><br><b>€3 453.00/m<sup>2</sup></b> | Common expenses | <b>None</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>                          |
| Phone: <b>+35724003723</b> |              |            |                                     |

## Price change history

€259 000 on Mar 16, 2025











