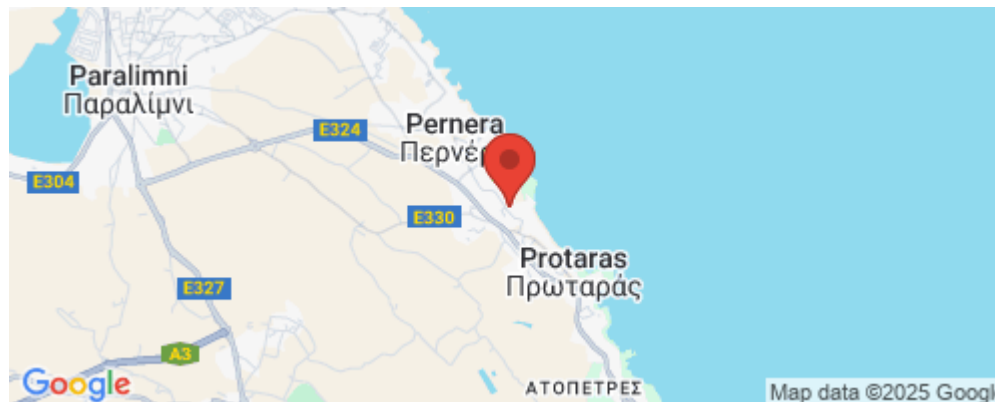


## 4 Bedroom House for Sale in Paralimni, Famagusta District

For sale in Paralimni: A stunning villa of 159 sq.m. situated on a 409 sq.m. plot, featuring 19 sq.m. of covered verandas. This under-construction property offers 4 spacious bedrooms, 3 bathrooms, 1 kitchen, and 1 living room. Additional features include air conditioning, aluminum frames, tiled floors, and an energy certificate rating of A. The villa comes with an open parking space, storage area, and an internal staircase. Outside, enjoy a private swimming pool, perfect for relaxation. Located near the sea, this property offers easy access to the seaside, making it an ideal option for those seeking a coastal lifestyle in a modern, well-designed home.



Delivery Date: September 2026<...

### Property Info

Covered Area **159**  
Energy Efficiency **A**

### Plot / Area Info

Plot area **409**  
Parking **Yes**

### Additional info

Reference Number **1172867**  
Property type **House**  
Bathrooms **3**

### Amenities

#### Location

**Location:** Paralimni Region: **Famagusta**  
**Coordinates:** **35.0208875 / 34.0467156**

## Price: €649 000 + VAT

VAT for this property is **€37,593** or **€123,310**. 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>~€22 560.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 082.00/m<sup>2</sup></b>		

## Representative: Century 21

Registration number	<b>1141</b>	Email	<b>info@c21cy.com</b>
License number	<b>110/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35725267979</b>			

## Price change history

€649 000 on Mar 23, 2025









