

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

Triple Story, Three Bedroom Maisonette for sale in Paralimni area, Famagusta. Just few minutes away from stretches of a sandy beach, close all amenities such as super markets, taverns etc. A short drive to Protaras center and Agia Napa where there are many activities to enjoy.

Maisonette for sale in Paralimni area, Famagusta. The ground floor consists of an open plan kitchen, living, dining area, a guest wc and storage room. The first floor consists of the main bathroom and two bedrooms while the second floor consists of one bedroom, one bathroom with shower and veranda (covered & uncovered). Additionally, the property has access to a covered parking on the ground floor.

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#### Property Info

Covered Area **105**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **68**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **51211**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

- Guest WC

#### Location

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

## Price: €235 000 + VAT

VAT for this property is **€11,750** or **€44,650**. 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>€2 238.00/m<sup>2</sup></b> |                 |             |

## Representative: Kalogirou Real Estate

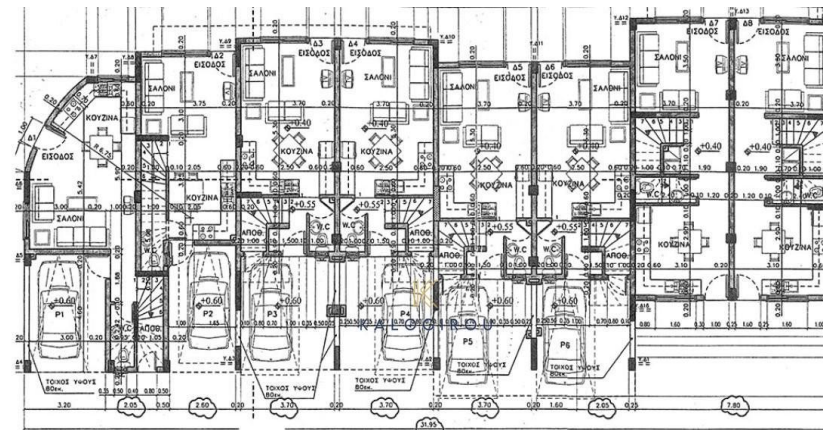
|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
| Registration number        | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number             | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: <b>+35724003723</b> |              |            |                                     |

## Price change history

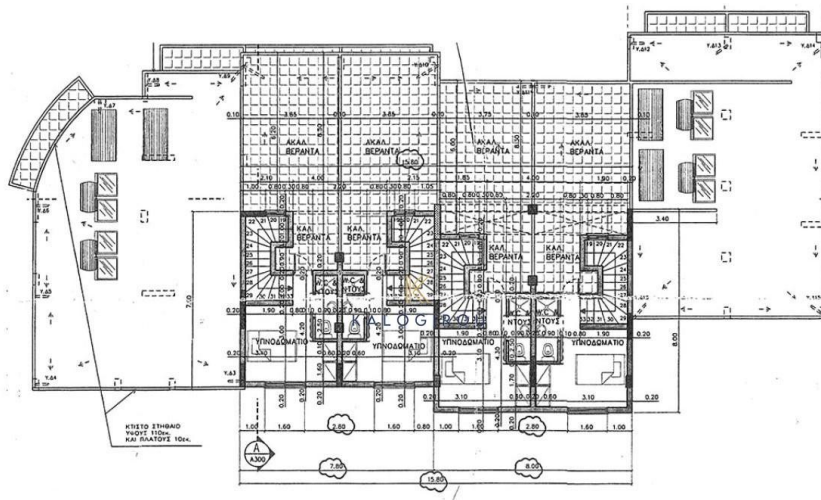
€190 000 on Apr 8, 2025  
 €235 000 on Oct 31, 2025



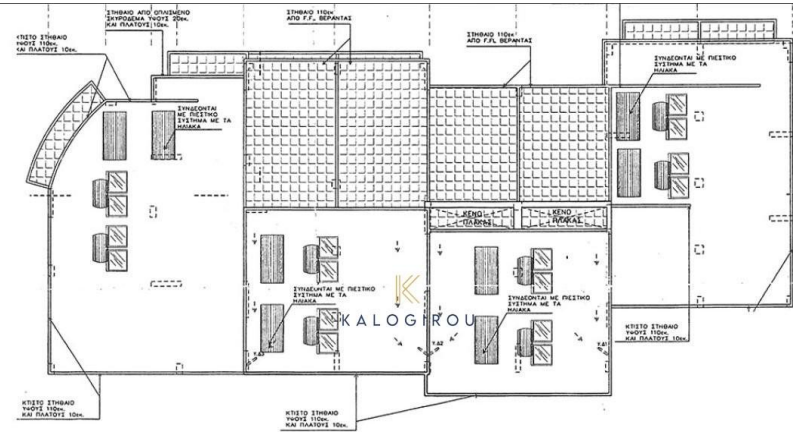




1 ΚΑΤΩΦΗΣ ΙΣΟΓΕΙΟ ΚΑΙ ΥΠΟΣΤΕΓΟΥ  
ΚΛΙΜΑΚΑ 1:100



3) ΚΑΤΩΨΗΣ 2ου ΟΡΟΦΟΥ  
ΚΑΙΜΑΚΑ 1:100



4) ΚΑΤΩΨΗΣ ΟΡΟΦΗΣ  
ΚΑΙΜΑΚΑ 1:100