

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

Three Bedroom Ground Floor House for sale in Paralimni area, Famagusta. The property is situated in a very quiet neighborhood in Paralimni, which is around 5 minutes away from Paralimni and Protaras and 10 minutes away from the brand new Marina of Ayia Napa. It can be added that the nearest sea is Kapparis, which is around 5 minutes away.



House for sale in Paralimni area, Famagusta. It has internal covered area of 152 sqm. The house consists of an open space layout that combines the living, kitchen & dining area, a guest wc, laundry room, a main bathroom with shower, three bedrooms, master is en suite with shower. In addition, the house has 27 sqm covered veranda and 31 sqm unc...

| Property Info    |                       | Plot / Area Info                                     |                     | Additional info   |                  |
|------------------|-----------------------|--|---------------------|-------------------|------------------|
| Covered Area     | <b>152</b>            | Plot area  | <b>250</b>          | Reference Number  | <b>51216</b>     |
| Air Conditioning | <b>All rooms, Yes</b> | Parking  | <b>Covered, Yes</b> | Property type     | <b>House</b>     |
|                  |                       |  |                     | Condition         | <b>Pre-Owned</b> |
|                  |                       |  |                     | Bathrooms         | <b>2</b>         |
|                  |                       |  |                     | View              | <b>City view</b> |
| Amenities        |                       | Location   |                     | Region: Famagusta |                  |
| • Guest WC       |                       | <b>Location:</b> Paralimni                           |                     |                   |                  |
|                  |                       | Coordinates: <b>35.03432795192 / 33.984976072716</b> |                     |                   |                  |

## Price: €290 000 + VAT

VAT for this property is **€15,034** or **€55,100**. 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>~€8 200.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 908.00/m²</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: +35724003723 |              |            |                                     |

## Price change history

€290 000 on Apr 10, 2025













