

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

4 Bedroom Detached Villa in Paralimni, close walking distance to amenities and just a few minutes' drive to the sandy beaches.

This spacious property consists of open plan living areas with modern kitchen, one bedroom and a bathroom on the ground floor. Upstairs are three good sized bedrooms, the master bedroom hosts an en-suite while the other two bedrooms share the family bathroom.

There is a nice patio area which is ideal for outside dining and relaxation.

Conveniently located just two minutes's drive to the centre of Town, this family home is ideal for permanent residence or a holiday home.

### Property Info

Covered Area **147**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **185**  
 Parking **Uncovered, Yes**

### Additional info

Reference Number **3468**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **3**

### Amenities

- Balcony

### Location

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

**Price: €350 000 + VAT**

VAT for this property is **€17,500** or **€66,500**. 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>~€10 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 381.00/m<sup>2</sup></b>		

**Representative: Purple International Real Estate**

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**Price change history**

€350 000 on May 28, 2025







