

4 Bedroom House for Sale in Paralimni, Famagusta District

This stunning custom-built detached villa boasts Land Title Deeds and is situated on a large plot of land offering ample space for all your needs!!

Cash buyers only, as purchase would be via an assignment agreement.

With four bedrooms, two located on the ground floor and two on the first floor as well as two family bathrooms and a guest toilet with shower this home is perfect for permanent residence.

The house is fully furnished and comes complete with air conditioning and central heating ensuring maximum comfort year-round. The maid's room has been converted into another cosy living room, adding even more space to this already spacious house.

Someone can...

Property Info

Covered Area	320
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	2543
Parking	Covered, Yes

Additional info

Reference Number	12890
Property type	House
Condition	Pre-Owned
Bathrooms	3

Amenities

- Guest WC

Location

Location: Paralimni Region: **Famagusta**

Price: €495 000 + VAT

VAT for this property is **€61,566** or **€94,050**. 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	Excluded	Title transfer fee	~€16 400.00	Common expenses	None
		Price per SQM	€1 547.00/m²		

Representative: Purple International Real Estate

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Price change history

€495 000 on May 28, 2025











