

## 2 Bedroom Apartment for Sale in Paralimni, Famagusta District

Two-bedroom apartment 001, with an internal area of 81,66 m<sup>2</sup>, is located on the ground floor of a three-storey building. 

Discover contemporary living at its finest in this brand-new residential development in the heart of Paralimni.

Featuring 15 stylish apartments, this prime location combines modern design with comfort and convenience. Each apartment boasts unique living spaces that cater to the needs of today's discerning residents. Thoughtfully designed interiors maximize space and light creating a warm, inviting ambiance that feels like home.

Experience the perfect blend of luxury and practicality in a vibrant community.

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>91</b> |
| Covered Veranda        | <b>10</b> |
| Uncovered Veranda      | <b>10</b> |
| Total Number of Floors | <b>3</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

Parking **Uncovered, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>8197</b>      |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Parking

### Location

**Location:** Paralimni  
**Coordinates:** **35.045342890811 / 33.982708459989**

Region: **Famagusta**

## Price: €195 000 + VAT

VAT for this property is **€9,750** or **€37,050**. 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 | <b>Excluded</b> | Title transfer fee | <b>~€4 400.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 143.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

|                                          |              |            |                                                  |
|------------------------------------------|--------------|------------|--------------------------------------------------|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |                                                  |

## Price change history

€195 000 on Jul 31, 2025





