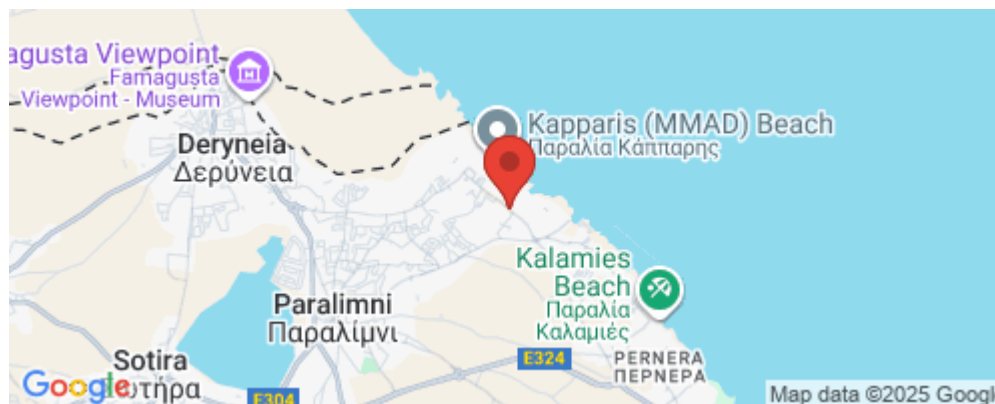


## 3 Bedroom House for Sale in Paralimni, Famagusta District

For sale: Modern off-plan villa, offering the perfect blend of comfort, style, and energy efficiency. With a generous internal space of 144 m<sup>2</sup>, this beautifully designed home features three spacious bedrooms, ideal for families or those seeking extra space for guests or a home office.



Enjoy breathtaking sea views from your private swimming pool, located right on the seafront. The villa's open-plan living spaces are filled with natural light, creating a welcoming atmosphere all year round. Finished to the highest standards with energy efficiency class A, this home ensures lower running costs and a reduced environmental impact.

Set for completion in 2027, the villa is s...

### Property Info

Covered Area **144**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **260**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **27308**  
Property type **House**  
Condition **Brand New**  
View **Sea view**

### Amenities

- Storage room

### Location

**Location:** Paralimni  
**Coordinates:** **35.052645966798 / 34.011711832378**

Region: **Famagusta**

## Price: €551 000 + VAT

VAT for this property is **€27,550** or **€104,690**. 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>€3 826.00/m²</b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€551 000 on Aug 2, 2025

