

## 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. X

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		Plot / Area Info		Additional info	
Covered Area	<b>144</b>	Plot area	<b>260</b>	Reference Number	<b>27308</b>
Air Conditioning	<b>All rooms, Yes</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
		Parking	<b>Covered, Yes</b>	Condition	<b>Brand New</b>
				View	<b>Sea view</b>

Amenities	Location	
• Storage room	<b>Location:</b> Paralimni Coordinates: <b>35.052645966798 / 34.011711832378</b>	Region: <b>Famagusta</b>

## 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 Price per SQM	<b>None</b> <b>€3 826.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kazo Real Estate

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## Price change history

€551 000 on Aug 2, 2025





