


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

Astonishing 3-Bedroom Villa with Private Pool for Sale in Paralimni, Famagusta. Amazing location, only 300 m from the center and close to the sea. There is access to amenities such as restaurants, bakery, supermarket etc. Just 9 minutes away from the beautiful Protaras. 

Double Storey Villa for Sale in Paralimni area, Famagusta. This amazing property has an internal covered area of 132 sqm . On the ground floor consists of an open plan kitchen living and dining area and guest bathroom. On the first floor consists of three bedrooms the master bedroom has en suite shower. One main bathroom and covered verandas. Externally, the property has a private swimming pool, covered Garage, bar...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area  
Heating  
Air Conditioning

**132**  
**Central Heating, Yes**  
**All rooms, Yes**

Plot area  
Pool  
Parking

**270**  
**Yes**  
**Covered, Yes**

Reference Number  
Property type  
Condition  
Bathrooms  
View

**52794**  
**House**  
**Brand New**  
**2**  
**Sea view**

#### Amenities

#### Location

- Guest WC

**Location:** Paralimni  
Coordinates: **35.033110674442 / 34.03757593899**

Region: **Famagusta**

## Price: €625 000 + VAT

VAT for this property is **€31,250** or **€118,750**. 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>€4 735.00/m<sup>2</sup></b> |                 |             |

## Representative: Kalogirou Real Estate

|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
| Registration number        | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number             | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: <b>+35724003723</b> |              |            |                                     |

## Price change history

€625 000 on Aug 21, 2025



