

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

This bright and spacious two-bedroom apartment is located in an excellent seaside development in Paralimni, just a short distance from the upcoming Paralimni Marina, which will soon be completed, accommodating around 300 yachts. The area also offers direct access to the scenic Protaras walkway that connects the new Marina to Protaras Bay and beyond.



### Property details:

- ✓ Internal covered area: 84 m<sup>2</sup>
- ✓ Covered verandas: 14 m<sup>2</sup>
- ✓ Open-plan kitchen, sitting, and dining area
- ✓ 2 bedrooms
- ✓ 1 main bathroom with W.C
- ✓ En-suite shower with W.C in the master bedroom
- ✓ Large veranda with sea views
- ✓ Communal parking for the apa...

### Property Info

|                  |                       |
|------------------|-----------------------|
| Covered Area     | <b>98</b>             |
| Covered Veranda  | <b>14</b>             |
| Furnishing       | <b>Furnished</b>      |
| Air Conditioning | <b>All rooms, Yes</b> |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>8832</b>      |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>2</b>         |
| View             | <b>Sea view</b>  |

### Amenities

- Parking

### Location

**Location:** Paralimni  
**Coordinates:** **35.044877354698 / 34.029797327278**

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>€1 990.00/m²</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 Sep 10, 2025







