

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

Exclusive Two-Bedroom Apartments with Sea Views – Kapparis, Protaras

This boutique development comprises only five exclusive residences, each thoughtfully designed to combine modern comfort with elegant functionality. With spacious interiors, generous outdoor spaces, and energy-efficient features, it offers an ideal blend of coastal living and contemporary design.

Design & Layout

Each apartment maximizes light and space through open-plan layouts and large sliding doors that extend seamlessly to private outdoor areas.

Ground-Floor Apartment – Benefits from a private garden (112 m<sup>2</sup> plot area), creating a personal retreat ideal for relaxation or entertaining....

### Property Info

Covered Area  
Covered Veranda  
Floor Number  
Total Number of Floors

**99**  
**22**  
**2**  
**2**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Construction Year  
Bathrooms

**239538**  
**Apartment**  
**Under Construction**  
**2026**  
**2**

### Amenities

- Parking

### Location

**Location:** Paralimni Region: **Famagusta**

## Price: €330 000 + VAT

VAT for this property is **€16,500** or **€62,700**. 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>€3 333.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€330 000 on Sep 20, 2025

