


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

A modern two-bedroom apartment with a total area of 85 m<sup>2</sup>, perfectly combining contemporary urban comfort with the Mediterranean lifestyle. The property features 2 bedrooms, 2 bathrooms, a fully equipped kitchen, and a bright open-plan living area that extends onto a spacious balcony — ideal for relaxation and outdoor dining. 

The apartment comes with a private parking space, a storage room, and elevator access. Delivered unfurnished, it offers flexibility to design your interior to taste. Additional benefits include provisions for air conditioning and central heating, as well as high-quality thermal insulation.

### Property Info

Covered Area	<b>85</b>
Covered Veranda	<b>18</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>9045</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Paralimni

Coordinates: **35.037243940829 / 33.996580848569**

Region: **Famagusta**

## Price: €255 000 + VAT

VAT for this property is **€12,750** or **€48,450**. 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>~€6 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 000.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€255 000 on Sep 23, 2025



