

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

A modern two-bedroom apartment with a total area of 80 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>80</b> |
| Covered Veranda        | <b>13</b> |
| Floor Number           | <b>2</b>  |
| Total Number of Floors | <b>3</b>  |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>9054</b>      |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Parking

### Location

**Location:** Paralimni

Coordinates: **35.037243940829 / 33.996580848569**

Region: **Famagusta**

## Price: €262 000 + VAT

VAT for this property is **€13,100** or **€49,780**. 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>~€7 080.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 275.00/m<sup>2</sup></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

€262 000 on Sep 23, 2025



