


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

A bright and modern one-bedroom apartment spanning 65 m<sup>2</sup>, located in a stylish development in Paralimni, Free Famagusta Region. Built in 2027,  the apartment features 1 bedroom, 1 bathroom, and comes with one parking space.

Key amenities include a fully fitted kitchen, guest W.C., and storage room. Though unfurnished, it's pre-wired and provisioned for air-conditioning and central heating. Additional features are double-glazing, thermal insulation, elevator access, pressurized water system, satellite connection, and a covered garage.

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>64</b> |
| Covered Veranda        | <b>27</b> |
| Floor Number           | <b>3</b>  |
| Total Number of Floors | <b>3</b>  |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>9058</b>      |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

- Parking

### Location

**Location:** Paralimni

Coordinates: **35.037243940829 / 33.996580848569**

Region: **Famagusta**

## Price: €188 000 + VAT

VAT for this property is **€9,400** or **€35,720**. 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>~€4 120.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 938.00/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

€176 000 on Sep 23, 2025

€188 000 on Jan 23, 2026



