

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

Located in the small and peaceful town of Paralimni, this exclusive residential complex harmoniously blends modern architecture with the beauty of its natural surroundings. Designed for those who appreciate comfort, style, and privacy, it offers the perfect balance between seclusion and accessibility. Shops, restaurants, schools, and the city center are nearby, while the magnificent sandy beaches of the region are just a few minutes away.

The four-story complex features elegant two- and three-bedroom apartments with spacious layouts. The penthouses on the top floor are equipped with private terraces, offering breathtaking sea views and creating an atmosphere of serene retreat above ...

### Property Info

Covered Area	<b>90</b>
Covered Veranda	<b>15</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>11797</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Paralimni      Region: **Famagusta**  
**Coordinates:** **35.039106 / 33.995133**

## Price: €248 000 + VAT

VAT for this property is **€12,400** or **€47,120**. 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>~€6 520.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 756.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€248 000 on Oct 8, 2025

















