

2 Bedroom Apartment for Sale in Paralimni, Famagusta District

On Paralimni’s vibrant 1st April Avenue, the iconic mixed-use development sets a new standard for urban living and investment. Spanning four floors, it offers 9 elegant two-bedroom apartments, 3 modern offices, and 4 premium retail spaces. With underground parking, landscaped green areas, and sustainable design, Avenue First perfectly combines residential comfort with commercial opportunity. The contemporary exterior harmoniously blends materials and textures, while apartments in earthy tones and minimalist aesthetics feature premium finishes and large windows that flood the spaces with natural light, creating a serene, welcoming atm...



| Property Info    |                | Plot / Area Info                               |              | Additional info   |           |
|------------------|----------------|------------------------------------------------|--------------|-------------------|-----------|
| Covered Area     | 94             | Plot area                                      | 117          | Reference Number  | 20749     |
| Air Conditioning | All rooms, Yes | Parking                                        | Covered, Yes | Property type     | Apartment |
|                  |                |                                                |              | Condition         | Brand New |
|                  |                |                                                |              | Bathrooms         | 2         |
| Amenities        |                | Location                                       |              |                   |           |
| • Balcony        |                | Location: Paralimni                            |              | Region: Famagusta |           |
|                  |                | Coordinates: 35.031531931957 / 33.980192422901 |              |                   |           |

## Price: €332 000 + VAT

VAT for this property is **€16,600** or **€63,080**. 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>€3 532.00/m²</b> |                 |             |

## Representative: Purple International Real Estate

|                     |              |            |                                    |
|---------------------|--------------|------------|------------------------------------|
| Registration number | <b>1052</b>  | Email      | <b>info@purpleinternational.eu</b> |
| License number      | <b>512/E</b> | Legal name | <b>A.A. Purple Real Estate Ltd</b> |
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## Price change history

€332 000 on Oct 8, 2025



