

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

This stylish apartment complex is located in one of the most desirable areas of Paralimni. It is surrounded by picturesque landscapes and just minutes away from sandy beaches, popular tourist attractions, and the region's finest restaurants. The gated community consists of two elegant three-storey buildings in a modern minimalist style with high quality finishes and thoughtful in-house infrastructure.



The development offers spacious one- and two-bedroom apartments with large verandas, allowing residents to enjoy stunning views of the surrounding area. Panoramic windows flood the interiors with natural light, creating a sense of openness and harmony. The flats feature double-gl...

### Property Info

Covered Area	<b>60</b>
Covered Veranda	<b>10</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</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>Uncovered, Yes</b>

### Additional info

Reference Number	<b>13465</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Paralimni      Region: **Famagusta**  
**Coordinates:** **35.047696 / 34.008024**

## Price: €220 000 + VAT

VAT for this property is **€11,000** or **€41,800**. 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>~€5 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 667.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€215 000 on Oct 9, 2025  
 €220 000 on Jan 14, 2026





