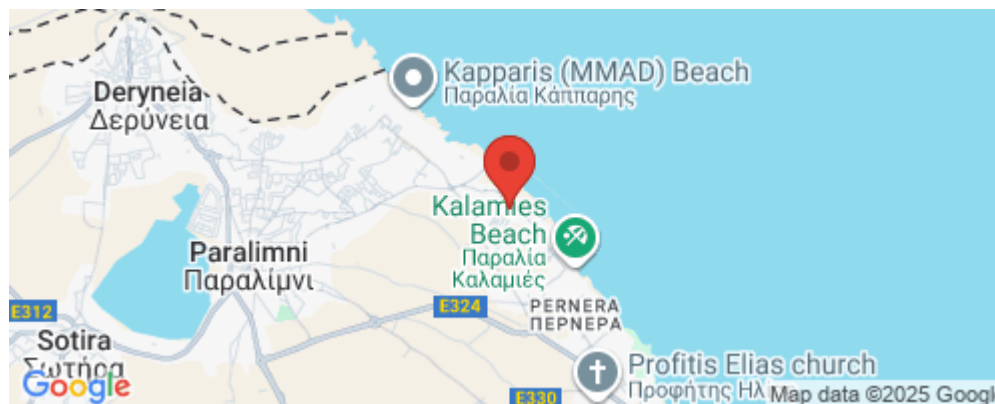


3 Bedroom House for Sale in Paralimni, Famagusta District

Located in the sought-after resort town of Protaras, these elegant three-bedroom residences offer the perfect blend of style, comfort, and coastal charm—just minutes away from the area’s pristine Blue Flag beaches. Designed for both holiday getaways and year-round living, each home features spacious interiors, a private swimming pool, and contemporary finishes built to the highest standards. The development enjoys a prime location close to the sea and within easy reach of all Protaras has to offer— shops, supermarkets, cafés, restaurants, and a lively nightlife. Set along a quiet private road, the homes showcase a modern architectural style defined by clean lines, l...



Property Info

| | |
|-------------------|-----------------------|
| Covered Area | 106 |
| Covered Veranda | 1 |
| Furnishing | Unfurnished |
| Energy Efficiency | A |
| Air Conditioning | All rooms, Yes |

Plot / Area Info

| | |
|-----------|-----------------------|
| Plot area | 205 |
| Pool | Yes |
| Parking | Uncovered, Yes |

Additional info

| | |
|-------------------|------------------|
| Reference Number | 13521 |
| Property type | House |
| Condition | Brand New |
| Construction Year | 2024 |
| Bathrooms | 1 |

Amenities

- Parking

Location

Location: Paralimni Region: **Famagusta**
Coordinates: **35.045361 / 34.025944**

Price: €393 000 + VAT

VAT for this property is **€19,650** or **€74,670**. 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 | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €3 708.00/m² | | |

Representative: Cyprus Sotheby's International Realty

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

Price change history

€393 000 on Oct 9, 2025



