

1 Bedroom Apartment for Sale in Paralimni, Famagusta District

In one of the most peaceful areas of Famagusta, in Paralimni, just a five-minute drive from golden sandy beaches, stands a new residential project that combines modern design, thoughtful architecture, and a high level of energy efficiency.

This elegant three-story complex offers stylish one- and two-bedroom apartments as well as spacious penthouses with private access to roof terraces — perfect space for outdoor relaxation.

The project is designed with a focus on comfortable year-round living. Key advantages of the complex include high-quality thermal insulation, Class A energy efficiency, and double glazing, all of which ensure an optimal indoor climate in every season, red...



Property Info

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|------------------------|----------------|
| Covered Area | 66 |
| Covered Veranda | 10 |
| Floor Number | 2 |
| Total Number of Floors | 3 |
| Furnishing | Unfurnished |
| Energy Efficiency | A |
| Air Conditioning | All rooms, Yes |

Plot / Area Info

| | |
|---------|--------------|
| Parking | Covered, Yes |
|---------|--------------|

Additional info

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|------------------|-----------|
| Reference Number | 14036 |
| Property type | Apartment |
| Bathrooms | 1 |

Amenities

- Parking

Location

Location: Paralimni Region: Famagusta
Coordinates: 35.037306 / 33.9965

Price: €168 000 + VAT

VAT for this property is **€8,400** or **€31,920**. 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.

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|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€3 350.00 | Common expenses | None |
| | | Price per SQM | €2 545.00/m² | | |

Representative: Cyprus Sotheby's International Realty

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

Price change history

€168 000 on Oct 9, 2025





