


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

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
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Additional info

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.

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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Price change history

€168 000 on Oct 9, 2025





