


## 2 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 **97**  
 Covered Veranda **22**  
 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

Reference Number **14038**  
 Property type **Apartment**  
 Bathrooms **2**

### Amenities

- Parking

### Location

**Location:** Paralimni                      Region: **Famagusta**  
 Coordinates: **35.037306 / 33.9965**

## Price: €297 000 + VAT

VAT for this property is **€14,850** or **€56,430**. 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>~€8 480.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 062.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€297 000 on Oct 9, 2025





