

## 4 Bedroom House for Sale in Paralimni, Famagusta District

Spacious house with 4 bedrooms and 3 bathrooms for sale in Paralimni. The house is ideal for a comfortable life and is located in a quiet area with proximity to urban infrastructure. It has a sea view, is fully furnished, equipped with air conditioning, fireplace. The kitchen is fully equipped, with granite countertops. Additionally, the house has a laundry room and solar panels. There is a well-maintained garden, a barbecue area, a bar area and an outdoor shower. The house has an outdoor parking, double glazing. Walking distance to the bus stop. An ideal choice for those who are looking for a combination of comfort, functionality and high-quality performance.

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>385</b>            |
| Furnishing        | <b>Furnished</b>      |
| Energy Efficiency | <b>N/A</b>            |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>180426</b>    |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

#### Location

**Location:** Paralimni Region: **Famagusta**

## Price: €450 000 + VAT

VAT for this property is **€60,955** or **€85,500**. 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>~€14 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 169.00/m²</b> |                 |             |

## Representative: DOM Real Estate

|                     |              |            |                        |
|---------------------|--------------|------------|------------------------|
| Registration number | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number      | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: +35796644888 |              |            |                        |

## Price change history

€450 000 on Oct 10, 2025



