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# 2 Bedroom Apartment for Sale in Paralimni, Famagusta District

Set in the heart of Paralimni's dynamic and fast-developing area, this impressive mixed-use project redefines contemporary urban living and investment potential.

Rising across four floors, the development features 9 elegant two-bedroom apartments, 3 stylish office spaces, and 4 high-end retail units. With underground parking, landscaped green zones, and sustainable architectural design, it seamlessly integrates residential comfort with commercial functionality.

The modern façade showcases a refined combination of textures and materials, reflecting a sleek architectural character. Inside, the apartments are designed in calm, natural tones with minimalist elegance – enh...

| Property Info | | Plot / Area Info | | Additional info | |
|---|---|---|---|---|---|
| Covered Area | **94** | | | | |
| Covered Veranda | **23** | | | | |
| Floor Number | **4** | | | Reference Number | **14905** |
| Total Number of Floors | **4** | Parking | **Covered, Yes** | Property type | **Apartment** |
| Furnishing | **Unfurnished** | | | Bathrooms | **2** |
| Energy Efficiency | **A** | | | | |
| Air Conditioning | **All rooms, Yes** | | | | |

### Amenities

### Location

• Parking

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

Coordinates: **35.031897 / 33.980233**

# Price: €342 000 + VAT

VAT for this property is **€17,100** or **€64,980**. 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 | **~€10 280.00** | Common expenses | **None** |
|---|---|---|---|---|---|
| | | Price per SQM | **€3 638.00/m²** | | |

## Representative: Cyprus Sotheby's International Realty

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|---|---|---|---|
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## Price change history

€342 000 on Oct 21, 2025