

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

Charming 3-Bedroom Detached House with Private Pool in Paralimni, Ammochostos. This beautifully maintained two-storey detached house is located in a prime residential area of Paralimni, and a short walk to Paralimni Marina, Pernera, and Kalamies beaches. The area is well-developed and offers close proximity to a wide range of amenities, including supermarkets, restaurants, cafés, pharmacies, and local schools, making it an ideal choice for both permanent living and holiday investment. X

Three-Bedroom Detached House For Sale with Private Pool in Paralimni, Ammochostos. The property consists of an open-plan living, dining, and kitchen area, 3 spacious bedrooms, 1 main bathroom, 2 WCs (...)

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>108</b>	Plot area	<b>233</b>	Reference Number	<b>52493</b>
Air Conditioning	<b>All rooms, Yes</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
		Parking	<b>Uncovered, Yes</b>	Condition	<b>Pre-Owned</b>
				Bathrooms	<b>1</b>

Amenities	Location	Region
• Balcony	<b>Location:</b> Paralimni Coordinates: <b>35.032352005801 / 34.031856004208</b>	<b>Famagusta</b>

## Price: €295 000 + VAT

VAT for this property is **€14,750** or **€56,050**. 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 Price per SQM	<b>~€8 400.00</b> <b>€2 731.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€295 000 on Nov 1, 2025







