

## 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, Perna, 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.

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

Covered Area **108**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **233**  
Pool **Yes**  
Parking **Uncovered, Yes**

### Additional info

Reference Number **52493**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **1**

### Amenities

- Balcony

### Location

**Location:** Paralimni  
Coordinates: **35.032352005801 / 34.031856004208**  
Region: **Famagusta**



## 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	<b>~€8 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 731.00/m²</b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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## Price change history

€295 000 on Nov 1, 2025















