

## 2 Bedroom Apartment for Sale in Paralimni, Famagusta District

Situated on the lively 1st April Avenue, this modern two-bedroom apartment offers a refined living experience within an iconic mixed-use development. Spread across four levels, the residence is designed to provide comfort, style, and functionality in one of Paralimni's most dynamic locations.



The architecture features clean lines and a contemporary façade that blends diverse materials and textures. Inside, the apartment showcases earthy tones, minimalist aesthetics, and premium finishes that create a warm and sophisticated atmosphere. Large windows allow natural light to fill each room, enhancing the sense of space and offering a serene, welcoming environment.

Residents b...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>108</b>
Covered Veranda	<b>22</b>
Uncovered Veranda	<b>95</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

Parking **Covered, Yes**

Reference Number	<b>10387</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

### Location

- Parking

**Location:** Paralimni  
**Coordinates:** **35.03195547303 / 33.980122832877**

Region: **Famagusta**

## Price: €332 000 + VAT

VAT for this property is **€16,600** or **€63,080**. 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>~€9 880.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 074.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€332 000 on Nov 19, 2025



