

## 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

|                        |            |
|------------------------|------------|
| Covered Area           | <b>110</b> |
| Covered Veranda        | <b>28</b>  |
| Floor Number           | <b>3</b>   |
| Total Number of Floors | <b>4</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>10389</b>     |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Parking

### Location

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

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>€2 682.00/m²</b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€295 000 on Nov 19, 2025





