

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.

## Property Info

### Plot / Area Info

### Additional info

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

Parking	Covered, Yes
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Reference Number	<b>10392</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

## Amenities

### Location

- Parking

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

Region: **Famagusta**

## Price: €299 000 + VAT

VAT for this property is **€14,950** or **€56,810**. 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>~€8 560.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 718.00/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>
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## Price change history

€299 000 on Nov 19, 2025





