


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

Located in one of Paralimni's most desirable neighborhoods, just a short stroll from golden sandy beaches, cozy tavernas, restaurants, and shops, this boutique development introduces an elegant three-story development with only five exclusive apartments. 

Designed for those who appreciate comfort and a sophisticated lifestyle, the building offers just two apartments per floor, enhancing a unique sense of privacy and independence.

The project comprises spacious two- and three-bedroom apartments with open-plan layouts that promote seamless living and versatility. Each home has been carefully crafted with attention to detail, featuring high-quality finishes that reflect contempo...

### Property Info

Covered Area	<b>106</b>
Covered Veranda	<b>10</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>13415</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Paralimni      Region: **Famagusta**  
**Coordinates:** **35.047943 / 34.016237**

## 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>€2 783.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€295 000 on Nov 25, 2025



