

## 4 Bedroom House for Sale in Paralimni, Famagusta District

Three Bedroom Detached Bungalow For Sale in Paralimni, Famagusta – Title Deeds Available  A Renovation that redefines 'New'. Originally built in 2002 and completely reimagined in 2025, this villa has undergone a full-scale, premium renovation, not just cosmetic upgrades, but a transformation that brings the property to a truly wow level. High-end materials and designer finishes throughout, brand-new mechanical and electrical systems, modern architecture infused into every room and luxury fixtures, custom carpentry, and elevated interior styling.  The result? A home that looks, feels, and performs like a brand-new luxury residence crafted for today&#8...

Property Info	Plot / Area Info	Additional info	
Covered Area	<b>339</b>	Reference Number	<b>eur010r4</b>
		Property type	<b>House</b>
		Condition	<b>Pre-Owned</b>
Amenities	Location		
	<b>Location:</b> Paralimni	Region: <b>Famagusta</b>	
	Coordinates: <b>35.04031 / 33.98216</b>		

## Price: €2 500 000 + VAT

VAT for this property is **€320,133** or **€475,000**. 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>~€96 600.00</b>		
Title deed	<b>Has Title</b>	Price per SQM	<b>€7 375.00/m<sup>2</sup></b>	Common expenses	<b>None</b>

## Representative: Emerald Property Consultants

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License number	<b>329/E</b>	Legal name	<b>N/A</b>
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## Price change history

€2 500 000 on Dec 3, 2025



















