

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

Detached, 3- Bedroom House with Roof Garden in Paralimni area, Famagusta. Situated in a serene location within close proximity from Paralimni community. There is easy access to amenities such as restaurants, bakery, supermarket etc. Just 9 minutes away from the beautiful Protaras and approximately 3km from the sandy beaches of Famagusta.



Double Storey for sale in Paralimni area, Famagusta. The ground floor consists of an open plan kitchen/ living/ dining area and guest wc. The first floor consists of three bedrooms, an en suite with shower and veranda in the primary bedroom, and a common bathroom. On the top there is roof garden for extra relaxation and entertainment. Externally, ...

#### Property Info

Covered Area **138**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **248**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **54441**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

- Guest WC

#### Location

**Location:** Paralimni Region: **Famagusta**  
 Coordinates: **35.037612168902 / 33.999787324884**

## Price: €462 000 + VAT

VAT for this property is **€23,100** or **€87,780**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 348.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€462 000 on Dec 24, 2025









