

## 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		Plot / Area Info		Additional info	
Covered Area	<b>138</b>	Plot area	<b>207</b>	Reference Number	<b>54443</b>
Air Conditioning	<b>All rooms, Yes</b>	Parking	<b>Covered, Yes</b>	Property type	<b>House</b>
				Condition	<b>Brand New</b>
				Bathrooms	<b>2</b>

Amilities	Location	Region:
• Guest WC	<b>Location:</b> Paralimni Coordinates: <b>35.037612168902 / 33.999787324884</b>	<b>Famagusta</b>

## Price: €448 000 + VAT

VAT for this property is **€22,400** or **€85,120**. 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 Price per SQM	<b>None</b> <b>€3 246.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€448 000 on Dec 24, 2025









