

4 Bedroom House for Sale in Paralimni, Famagusta District

For sale a four-bedroom villa with a covered area of 220 m2 on a plot of 800 m2 in the area of Paralimni, Famagusta. The villa includes four bedrooms, five or more bathrooms, a kitchen, a living room, separate covered and open verandas, balconies, a storage room, an additional self-contained guest studio granny flat with a separate entrance, as well as outdoor parking. The property was built in 2007 and has a total covered area of approximately 213 m2, including 184 m2 of indoor spaces, 29 m2 of covered verandas and 13 m2 of outdoor verandas. The residence is unfurnished, equipped with an air conditioning system in all rooms, central heating, alarm system, double glazing, pressurized water...

Property Info

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|-------------------|-----------------------|
| Covered Area | 212 |
| Furnishing | Furnished |
| Energy Efficiency | N/A |
| Air Conditioning | All rooms, Yes |

Plot / Area Info

| | |
|---------|---------------------|
| Parking | Covered, Yes |
|---------|---------------------|

Additional info

| | |
|------------------|------------------|
| Reference Number | 196811 |
| Property type | House |
| Condition | Pre-Owned |
| Bathrooms | 5+ |

Amenities

Location

Location: Paralimni Region: **Famagusta**

Price: €395 000 + VAT

VAT for this property is **€35,923** or **€75,050**. 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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€12 400.00 | Common expenses | None |
| | | Price per SQM | €1 863.00/m² | | |

Representative: DOM Real Estate

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|---------------------|--------------|------------|------------------------|
| Registration number | 397 | Email | info@dom.com.cy |
| License number | 338/E | Legal name | N/A |
| Phone: +35796644888 | | | |

Price change history

€395 000 on Jan 28, 2026

