


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

Stylish two-bedroom apartment in the heart of Paralimni, part of a boutique development of 26 modern residences. Enjoy spacious open-plan living, two well-proportioned bedrooms, high-quality finishes, and a private balcony with sea views. 

Residents have access to a communal swimming pool, and the location offers peace while being close to shops, restaurants, cafés, and the coastline.

### Key Features:

- Two bedrooms with modern bathrooms
- Open-plan living and dining area
- Private balcony with sea views
- Communal swimming pool
- Convenient location near amenities and beaches
- Ideal for permanent living, holidays, or investment<...

### Property Info

Covered Area	<b>90</b>
Covered Veranda	<b>15</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>11590</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

**Location:** Paralimni      Region: **Famagusta**  
**Coordinates:** **35.0391326 / 33.99515391**

## Price: €199 000 + VAT

VAT for this property is **€9,950** or **€37,810**. 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>~€4 560.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 211.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€199 000 on Feb 3, 2026











