

2 Bedroom Apartment for Sale in Paralimni, Famagusta District

This contemporary two-bedroom apartment is located in the heart of Paralimni, offering a balanced combination of modern design, comfort, and everyday convenience. The property is within easy driving distance of all essential amenities, making it suitable for both permanent living and investment.



Property Features:

- Two-bedroom apartment
- Spacious covered balcony
- Energy Efficiency Rating A
- Smart, functional layout with abundant natural light
- Modern architectural design

Additional Benefits:

- Communal roof garden
- Private parking space
- Provision for electric vehicle charger
- Dedicated storage r...

Property Info

Covered Area	99
Covered Veranda	22
Uncovered Veranda	1
Floor Number	1
Total Number of Floors	4
Energy Efficiency	A

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number	11745
Property type	Apartment
Bathrooms	2

Amenities

- Parking

Location

Location: Paralimni
Coordinates: **35.05332686 / 33.97812723**

Region: **Famagusta**

Price: €249 500 + VAT

VAT for this property is **€12,475** or **€47,405**. 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	Excluded	Title transfer fee	~€6 580.00	Common expenses	None
		Price per SQM	€2 520.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€249 500 on Feb 10, 2026



