

## 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	<b>99</b>
Covered Veranda	<b>22</b>
Uncovered Veranda	<b>1</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>11745</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### 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	<b>Excluded</b>	Title transfer fee	<b>~€6 580.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 520.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

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

## Price change history

€249 500 on Feb 10, 2026



