

## 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	Plot / Area Info	Additional info	
Covered Area	<b>103</b>		
Covered Veranda	<b>21</b>		Reference Number
Floor Number	<b>2</b>	Parking	<b>11748</b>
Total Number of Floors	<b>4</b>	<b>Covered, Yes</b>	Property type
Energy Efficiency	<b>A</b>		Bathrooms

Amenities	Location	
• Parking	<b>Location:</b> Paralimni Coordinates: <b>35.05332686 / 33.97812723</b>	Region: <b>Famagusta</b>

## Price: €268 750 + VAT

VAT for this property is **€13,438** or **€51,063**. 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>~€7 350.00</b> <b>€2 609.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

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

€268 750 on Feb 10, 2026



