

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

Estimated Construction Date: September 2028. Estimated Delivery: Q1 2028



For sale is a stylish off-plan apartment in Paralimni, offering modern living on the first floor of a four-level building with an elevator. This well-designed apartment features a generous internal space of 77.6 m<sup>2</sup>, including two comfortable bedrooms and two modern bathrooms. The energy efficiency rating of A ensures lower running costs and a more sustainable lifestyle, while underfloor heating provides comfort throughout the cooler months.

Paralimni is known for its welcoming community, vibrant local culture, and easy access to all daily needs. The area is a blend of traditional charm with modern conv...

### Property Info

### Plot / Area Info

### Additional info

Covered Area  
Heating  
Air Conditioning

**78**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

Parking **Covered, Yes**

Reference Number **30441**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

### Location

- Balcony

**Location:** Paralimni  
Coordinates: **35.05219037372 / 33.981530371125**

Region: **Famagusta**

## Price: €249 000 + VAT

VAT for this property is **€12,450** or **€47,310**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 192.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€249 000 on Mar 24, 2026









