


### 3 Bedroom House for Sale in Paralimni, Famagusta District

Brand new three-bedrooms house for sale in Paralimni, Famagusta. Situated approximately 2.5 km from Agias Triadas beach and 2.5km north from Malama beach. The property enjoys a convenient location with easy access to key amenities. 

The asset has an area of 140 sqm and situated in a plot 200sqm. It consists on the ground floor of a separate kitchen, a dining/living room area and a guest wc, on the first floor are three bedrooms one of them with en suite shower and wc and a main bathroom.

Extra: Covered Veranda, Brand New, Modern Design, Covered Parking.

#### Property Info

Covered Area  
Air Conditioning

**140**  
**All rooms, Yes**

#### Plot / Area Info

Plot area  
Parking

**200**  
**Covered, Yes**

#### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**55460**  
**House**  
**Brand New**  
**2**

#### Amenities

- Guest WC

#### Location

**Location:** Paralimni  
Coordinates: **35.042471 / 33.997477**

Region: **Famagusta**

## Price: €300 000 + VAT

VAT for this property is **€15,000** or **€57,000**. 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>€2 143.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€300 000 on Mar 26, 2026

