

<b>Property Code:</b>	A10166	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Famagusta - Kapparis Paralimni	<b>Internal Area:</b>	82 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2
<b>Year of construction:</b>	2026	<b>Status:</b>	Off Plan
<b>VAT:</b>	+ VAT		

**Property features:**

Communal Pool      Covered Parking      Elevator      Storage

**Description:**

## Serene Ground Floor 2-Bed Apartment in Paralimni, Near Kapparis

Discover a perfect blend of modern comfort and tranquil living in this beautifully presented two-bedroom ground floor apartment, located in the highly sought-after area of Paralimni, just a stone's throw from the vibrant community of Kapparis.

This property is an ideal choice for those seeking a peaceful residential setting while remaining close to all essential amenities. The golden sands of Famagusta's famous beaches are just a short 2km drive away, offering endless days of sun and sea. For international travel or receiving guests, Larnaca International Airport is conveniently accessible.

Part of an exclusive, small block of only eight units, this home offers a rare sense of privacy and community. The building is equipped with an elevator and provides covered parking and a private storage room, adding immense practical value.

**Property Features:**

**Spacious Interior:** A bright and airy open-plan living and dining area that flows seamlessly onto the veranda.

**Modern Kitchen:** Fitted with contemporary units and ample workspace, perfect for home cooking.

**Two Double Bedrooms:** Both bedrooms are generously sized, with the master bedroom offering direct access to the veranda.

**Family Bathroom:** A well-appointed three-piece bathroom suite.

**Expansive Covered Veranda:** (15m<sup>2</sup>) Your private outdoor oasis, perfect for alfresco dining, morning coffee, or simply relaxing in the shade. As a ground floor property, this space offers direct and easy access to the gardens.

## APARTMENT IN PARALIMNI, NEAR KAPPARIS

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€ 225 000

**Prime Location:** Enjoy the best of both worlds - the quiet residential vibe of Paralimni with the shops, tavernas, and buzz of Kapparis just moments away.

**Excellent Investment:** A fantastic opportunity for a permanent residence, a holiday home, or a lucrative rental investment due to its proximity to the sea and tourist amenities.

### Key Details:

**Covered Area:** 82m<sup>2</sup>

**Covered Veranda:** 15m<sup>2</sup>

**Location:** Paralimni, close to Kapparis

**Distance to Sea:** approx. 2km

**Distance to Airport:** approx. 62km

**Parking:** Covered

**Other:** Elevator, Private Storage Room

**Total Units in Block:** Only 8

This is a rare find for those who value space, light, and a quiet location without compromising on convenience. Arrange your viewing today to avoid missing out!

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