



listing



Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 189,711.48

Ubicación

País:	Chipre
Estado/Región/Provincia:	Ammochostos
Ciudad:	Famagusta
Publicado:	25/02/2024

Descripción:

2 bedroom, end of terrace town house, with inviting communal swimming pool and TITLE DEEDS ready to transfer in great location of Paralimni - ANM103

Located in a quiet but central cul de sac road this delightful home benefits from use of the inviting communal swimming pool as well as off street parking and a generous outside space on three sides. At the front of the property, there is a lovely raised patio area, made private with white fencing, this is a great spot to sit and read a book or sip a cool drink on a summers evening.

The entrance of the property leads into an open plan living, dining and kitchen area. The kitchen and dining area can be partitioned off with the use of a curtain as needed, giving a cosy living room snug feeling. The living room has lots of natural light from the patio door which access the front veranda. The well equipped kitchen has access to the rear of the property. The ground floor also includes a handy under stair store cupboard and a guest WC.

The outside space at the rear of the property has a welcoming wooden clad covered area. This covered section can also be enclosed with the use of roller shutters and there is a great, low maintenance, private garden to use along the side of the house which has been fenced off from the front to add extra privacy making great use of the outdoor space.

Upstairs are 2 bedrooms both with integrated wardrobes and the master bedroom includes a balcony which has a lovely view over the communal swimming pool. The bathroom has a bathtub, over bath



shower with screen, WC and sink with vanity unit ideal for those extra toiletries and towels.

The complex is in a great location in Paralimni, walking distance to local amenities including supermarkets, local primary school and the bus route to the villages and coastal areas. The nearest beach is just a 4km drive away.

Set on a carefully designed development of town houses built around a well maintained and very inviting 15m communal swimming pool with sun terrace, this property is a delight to discover in the town of Paralimni. Available for sale fully furnished, with window shutters and air conditioning throughout, this wonderful property is a perfect family home, retire to the sun property or would make a great rental opportunity. Viewing is highly recommended to understand the full potential of this home.

Viewings by appointment.

PARALIMNI

The name 'Paralimni' means by the lake and is the site of a 15th century settlement. The lake is part of the Natura 2000 natura network due to the large number of migrating birds and flamingos that can often be found during the wetter months. Paralimni is the administrative centre of the Famagusta region and a bustling town full of history and interesting twisty streets. There are a wealth of independent shops, cafes and delicious eateries in the town and you can easily while away a few hours drinking coffee and watching the world go by.

The main square hosts many events through the year including the annual Carnival. This is a huge, fun affair 6 weeks before Orthodox Easter. Most of the local population can be found celebrating during Carnival week and the finale boasts a procession that takes over three hours to pass through the centre. In December, there is a 'winter wonderland' with rides, ice skating and stalls to drink hot wine and buy Christmas fancies.

ABOUT THE FAMAGUSTA REGION

Whether you are planning to visit the Famagusta region of the Republic of Cyprus for the first time or you are already in love with the area, there is something here for everyone.

The area is not known as the 'Jewel of the Eastern Mediterranean' for nothing! From the stunning cliffs of Cavo Greko (the most Easterly point of Europe) to quaint inland villages, to the 44 (yes 44!) white sandy Blue Flag beaches, the area holds something for every palette. We have beautiful nature trails, water sports galore, amazing fresh cuisine, nightlife, one of the top waterparks in Europe, fishing harbours, a world class Marina and the list goes on and on! You are never far from anywhere in Famagusta, a maximum 15 minute drive to the nearest beach from even the most inland villages.

Thousands of expats of all nationalities have made Cyprus their home over the years due to the warm local welcome, fantastic climate and host of things to do. The bustling cities of Limassol, Larnaca and Nicosia are just over an hour away but here you can enjoy a more relaxed pace of life. Crime rates are amongst the lowest in Europe, English and Russian are widely spoken and there is always time for a chat,



a coffee or a glass of wine in the sunshine. We look forward to introducing you to hidden gems of the area on your next visit.

ISLAND HOMES ESTATE AGENTS

Island Homes have been working with both local and overseas buyers and sellers for over 20 years. We specialise in property sales in the Famagusta region with seaside properties from Protaras to Ayia Napa; major towns including Paralimni and Deryneia and also covering all of the beautiful 'red soil villages' including Xylofagou, Vrysoulles, Frenaros, Avgorou, Dasaki Achna and Sotira.

All of our team live locally and have worked together for many, many years. We are also all immigrants to Cyprus and property owners ourselves so can guarantee that we have lived through the same experiences as that of our clients. We have in-depth knowledge of the area, the facilities, the amenities and, of course, every one of the properties that we advertise for sale.

Prior to advertising we undertake a full due diligence on every home to ensure that we can fully inform our clients about the legal status of each house or apartment.

Our reputation is hugely important to us so, for a truly personal experience, contact us and we will work together to find your dream home!

what3words /// agents.helpline.voters

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Service Charge

€233.00 Yearly

Común

Dormitorios:	2
Baños:	1
Pies cuadrados terminados:	2008 m2
Tamaño del lote:	135 m2

Building details

Parking:	Sí
Outdoor Amenities:	Pool

Rental details

Furnished:	Sí
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Lease terms



IMLIX

IMLIX Mercado Inmobiliario

<https://www.imlix.com/es/>

Date Available:

Información adicional

URL sitio web:

http://www.arkadia.com/BOJJ-T1718/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID:

5584

