



## listing

## اطلاعات مشاور املاک

ArKadia

نام:

نام شرکت:

United Kingdom

کشور:

تلفن ثابت:

Dutch, English, French,  
German, Italian, Polish,  
Portuguese, Romanian,  
Russian, Spanish,  
Swedish

Languages:



## توضیحات آگهی

فروش

آگهی برای:

EUR 339,000

قیمت:

## اطلاعات مکانی

Cyprus

کشور:

Ammochostos

استان:

Famagusta

شهر:

2024/04/20

تاریخ آگهی:

توضیحات:

3 bedroom, 2 bathroom, link detached NEW BUILD villa in quiet cul de sac road in central Paralimni - GPP102DP

These stunning villas are set in a cul de sac road of 12 similar properties and will be finished in an elegant mix of architectural art and wood clad panels. The ground floor consists of an open plan living, kitchen and dining area with a convenient guest WC. The first floor benefits from 3 double bedrooms, all boasting floor to ceiling fitted wardrobes, the master bedroom has an ensuite shower room. The family bathroom also features a walk in shower, WC and sink. The property includes off street covered parking and is on a plot of 294m2.

This home is ideal for couples or families who work in Paralimni or surrounding villages with easy access to the motorway. The nearest supermarket is just a few hundred metres away, the town of Paralimni also a short walk and the beaches, bars and restaurants of Kapparis are only 3km drive.

## 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 wile 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!

wildflower.tinkle.sunniest **what3words** ///



## 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.

## اطلاعات عمومی

3 اتاق خواب:  
2 اتاق خواب:  
139 فوت مربع تمام شده:  
294 متر زیر بنا:

## Building details

بله Parking:

## Lease terms

Date Available:

## اطلاعات تکمیلی

آدرس اینترنتی وب سایت:

[http://www.arkadia.com/BOJJ-T1785/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/BOJJ-T1785/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

5681 IMLIX ID:

