



listing



Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Детали объявления

Недвижимость:	На продажу
Цена:	EUR 275,000

Местоположение

Страна:	Кипр
Область:	Ammochostos
Город:	Фамагуста
Добавлено:	19.04.2024
Описание:	

3/4 bedroom, detached house, with SEA VIEWS, available for sale with TITLE DEEDS ready to transfer and option to purchase additional 110m2 of land in convenient location of Paralimni - PAR211

This is a superb opportunity to purchase a beautifully presented family home in a convenient location of Paralimni. The wraparound gated garden greets you with a large raised front veranda. The veranda is also gated making it ideal for those with young children or pets. Entering the impressive double front doors, you find a bright and spacious open plan living, kitchen and dining area. The living area has patio door access to the covered front veranda, a great spot to sit and watch the world go by. The large kitchen is well appointed and offers plenty of storage and worktop space. The ground floor also benefits from a guest WC. From the kitchen there is a door which leads to the rear of the property, accessing the large patio area, a super space for sunbathing, entertaining guests and dining al fresco. Behind the property and patio you have the option to purchase an additional 110m2 of land which is planted with mature trees and is a tranquil place for children to play or to keep family pets.

Moving up the marble stairs is a set of patio doors which provide access to the spiral staircase, leading to the roof. The roof space offers fantastic sea views and has the potential to be easily converted to a roof terrace, the best place to find a breeze during the long warm summers.

On the first floor are three beautifully presented bedrooms all benefiting from floor to ceiling fully fitted wardrobes. Two of the bedrooms also have patio door access to the shared balcony which offers a sea



view. The current owners have also made great use of the large landing area by adding partition doors and utilising this bright space as a fourth bedroom. This fourth room would equally make a great home office or gym or even a children`s playroom. The bathroom has a bathtub, over bath shower and screen, WC and sink with vanity unit. The bathroom also benefits from an additional storage cupboard, ideal for toiletries, linen and towels.

Offered for sale fully furnished, this property has so many additional features including off street covered and uncovered parking, shutters throughout, fly screens, ceiling fans and much more besides. Viewing is highly recommended to fully appreciate this beautiful property and its convenient location. With the local supermarkets, banks and shops of Paralimni a few minutes away and the beaches and bars, restaurants and shops of Kapparis also a short drive away this property really is in a great location.

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 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!

what3words /// intros.dissolve.blurtd

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.

Utilities

Electric: Mains Supply

Gas: None

Water: Mains Supply

Sewerage: None

Broadband: None

Telephone: None

Other Items

Heating: Not Specified

Garden/Outside Space: No

Parking: No

Garage: No

Общие

Спальни: 3

Ванные комнаты: 1



Готовые кв.м.: 1998 кв м
Площадь участка: 220 кв м

Rental details

Furnished: да

Lease terms

Date Available:

Дополнительная информация

URL вебсайта: http://www.arkadia.com/BOJJ-T1781/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 5660

