



For Sale, Apartment, Ground Apartment, Famagusta, Paralimni

(ID:PR45918), (37) VARVARA GARDENS, TOUMPA
TOU ADAMOU, PARALIMNI, PARALIMNI-DERYNEIA,
FAMAGUSTA, REG. 0/24094 (0/24340)

For Sale : **€ 125,000**

Description

2-Bedroom Ground Floor Apartment for Sale in Paralimni, Famagusta

Discover this spacious ground floor 2-bedroom apartment in the heart of Paralimni, one of Famagusta's most sought-after residential and holiday destinations. Offering comfort, convenience, and an excellent location close to the area's famous beaches, this property is an ideal choice for permanent living, a holiday retreat, or a rewarding investment.

Situated approximately 500 meters north of Protaras Avenue and 650 meters west of Kapparis Avenue, the apartment enjoys easy access to supermarkets, schools, cafés, restaurants, shops, and all essential amenities. The beautiful beaches of Kapparis and the vibrant tourist resort of Protaras are just a short drive away, making this an attractive location for both residents and visitors.

Built around 2009, the apartment forms part of a well-maintained residential complex and is located on the ground floor, offering easy accessibility and comfortable living.

The property features a bright open-plan living, dining, and kitchen area, creating a welcoming and functional space ideal for everyday living. It comprises two comfortable bedrooms, a family bathroom with WC, and a covered veranda that extends the living space outdoors, perfect for relaxing or entertaining.

The apartment offers 77 sqm of internal covered area and 14 sqm of covered veranda, providing generous living space for couples, small families, or holidaymakers.

The property is vacant and ready for immediate occupancy, making it an excellent opportunity for owner-occupiers as well as investors seeking attractive long-term or holiday rental returns in one of Cyprus' most popular coastal regions.

Whether you're looking for a permanent residence, a holiday home near the sea, or a smart investment with strong rental potential, this apartment is an outstanding opportunity.

Contact G&P Lazarou Estate Agents today at +357 24104949 or email larnaca.office@gplazarou.com to arrange your private viewing!

Details

Property Type: **Apartment**
[Website](#)

Status: **Available**

Unit Number: **37**

Main Features

Property Subtype: **Ground Apartment**
Bedrooms: **2**
Furnished: **Unfurnished**

Construction Stage: **Resale**
Bathrooms: **1**
Floors Building: **3**

Construction Year: **2009**
Kitchen Type: **Open Plan**

Area

Internal Area: **77m²**

Covered Verandas: **15m²**

Further Details

Elevator, Common Swimming Pool, Water, Electricity, Air Condition



Gallery



