

## 3 Bedroom House for Sale in Famagusta District

Three Bedroom Villa with Roof Garden For Sale Located In Ayia Triada  
 This modern, well presented detached villa is located next to the green area on a development of luxury villas and bungalows in the sought after area of Ayia Triada, just a short walk to the beautiful beaches of Sirena Bay and Golden Coast and the new Paralimni Marina. The villa has an open plan living, dining and kitchen area with sliding doors leading out onto spacious verandas and private swimming pool area. There are three double bedrooms, all with fitted wardrobes, whilst master bedroom has ensuite facilities and access to the balcony. Also on the top floor you will find access to a private ro...



### Property Info

### Plot / Area Info

### Additional info

Covered Area

**155**

Plot area

**444**

Reference Number

**gio018r3/4**

Property type

**House**

Condition

**Pre-Owned**

Bathrooms

**3**

View

**Sea view**

### Amenities

### Location

Region: **Famagusta**

Coordinates: **35.05019 / 34.02103**

## Price: €620 000 + VAT

VAT for this property is **€33,800** or **€117,800**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€21 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 000.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

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License number	<b>329/E</b>	Legal name	<b>N/A</b>
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## Price change history

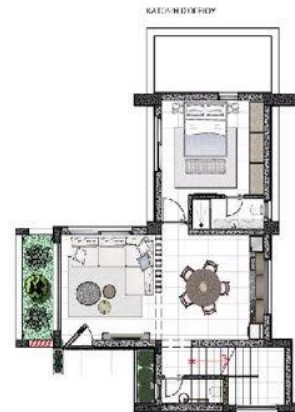
€620 000 on Nov 7, 2024







GROUND FLOOR



1ST FLOOR



ROOF GARDEN

