

## 4 Bedroom House for Sale in Famagusta District

Three Bedroom Detached Villa For Sale in Ayia Triada with Title Deeds Located in a small complex set on the large plot this well presented villa is situated in the heart of Ayia Triada, with a short walk to the beautiful beaches of Sirena Bay and Golden Coast and the new Paralimni Marina site. Also a short drive to the holiday resorts of Protaras & Ayia Napa where you will find all shops, bars, tavernas and restaurants. As you enter the villa you are met with a spacious open plan living, fully fitted kitchen and dining area with two sets of sliding doors leading to the rear veranda, garden and pool area. Also on the ground floor a guest WC. The lounge has an fea...



### Property Info

### Plot / Area Info

Covered Area **171**

### Additional info

Reference Number **epcc4811**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **3**

### Amenities

### Location

Region: **Famagusta**  
 Coordinates: **35.05019 / 34.02103**

## Price: €449 000 + VAT

VAT for this property is **€30,170** or **€85,310**. 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>~€14 560.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 626.00/m²</b>		

## Representative: Emerald Property Consultants

Registration number	<b>845</b>	Email	<b>info@cyprusemerald.com</b>
License number	<b>329/E</b>	Legal name	<b>N/A</b>
Phone: +35723080080			

## Price change history

€449 000 on Feb 13, 2025

















