

### 3 Bedroom House for Sale in Agia Triada, Famagusta District

Semi Detached, 3 Bedroom Villa with Pool for sale in Agia Triada area, Famagusta. The property is located in a privileged location. It offers direct access to the motorway that connects all the cities of Cyprus and is only 63km from Larnaca Airport. In addition, it is located 1.2km from the new Paralimni Marina. The nearest beach can be found just 800m from the complex. Surrounded by large green spaces, the residential project offers its residents contact with nature, while at the same time giving them the advantage of having direct access to a wide range of services. Dozens of restaurants, bars, shops and services operate within 300m of the project which allows residents to move around o...



#### Property Info

Covered Area **162**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **242**  
 Pool **Yes**  
 Parking **Uncovered, Yes**

#### Additional info

Reference Number **50988**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**

#### Amenities

- BBQ zone

#### Location

**Location:** Agia Triada  
 Coordinates: **35.042487378615 / 34.021834640209**

Region: **Famagusta**

## Price: €479 000 + VAT

VAT for this property is **€28,917** or **€91,010**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 957.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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## Price change history

€439 000 on Mar 18, 2025

€479 000 on Jul 30, 2025





