

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

4-bedroom villa for sale in the area of Agia Triada, Famagusta. The covered area is 160 m<sup>2</sup>, with a plot of 320 m<sup>2</sup>. The villa is fully furnished and equipped with all necessary appliances, including air conditioning in all rooms. Built in 2008, it is in good condition. Sea views are available from three bedrooms and the garden. The property includes three bathrooms: a main bathroom, a guest WC, and an ensuite shower. Features include a fireplace, balcony, garden, and private swimming pool. Situated in a quiet area within walking distance to the beach. Title deeds available. Ideal for investment or family living.

### Property Info

Covered Area	<b>180</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>151140</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

#### Location

**Location:** Agia Triada Region: **Famagusta**

## Price: €545 000 + VAT

VAT for this property is **€39,967** or **€103,550**. 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>~€18 400.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 028.00/m²</b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
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## Price change history

€545 000 on May 2, 2025

