

**12466**

3 Bedroom Semi-Detached Villa set on a new development of just eleven beautiful residences.



Situated in a superb holiday location in the Ayia Triada area, just a few minutes' drive to all local amenities and the sandy beaches of Pernera and Protaras.

Each residence has its own private swimming pool and garden, which ensures the privacy of each and every one. Taking into account the surrounding area, the exterior design of the residences blend in with the natural environment, with wood, metal and stone dominating, creating a modern yet timeless design. The interior has an abundance of natural light but also state-of-the-art lighting systems. Designed in a way that of...

**Property Info**

Covered Area  
Air Conditioning

**162**  
**All rooms, Yes**

**Plot / Area Info**

Plot area **295**  
Pool **Yes**  
Parking **Uncovered, Yes**

**Additional info**

Reference Number **12466**  
Property type  
Condition **Brand New**  
Bathrooms **3**

**Amenities**

- Balcony

**Location**

Region: **Famagusta**  
Coordinates: **35.042106379082 / 34.021571405849**

## Price: €499 000 + VAT

VAT for this property is **€30,125** or **€94,810**. 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>€3 080.00/m<sup>2</sup></b>		

## Representative: Purple International Real Estate

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## Price change history

€499 000 on May 2, 2025









