

3 Bedroom House for Sale in Famagusta District

Discover a stunning new collection of luxurious detached villas in the serene coastal area of Ayia Triada, just minutes from the highly anticipated Paralimni Marina and the vibrant resort town of Protaras.



These contemporary Mediterranean-style homes are nestled within an elegant development that embraces the natural beauty of the surroundings with thoughtfully designed landscaping and expansive private plots, perfect for enjoying Cyprus’s year-round sunshine. Each villa has been meticulously crafted to offer a premium living experience, combining stylish modern architecture with high-end finishes and tasteful decorative wood accents on the exterior.

Inside, the open...

Property Info

Covered Area **160**  
Air Conditioning **All rooms, Yes**

Plot / Area Info

Plot area **337**  
Pool **Yes**  
Parking **Uncovered, Yes**

Additional info

Reference Number **13867**  
Property type **House**  
Condition **Brand New**  
Bathrooms **2**

Amenities

- Guest WC

Location

Region: **Famagusta**  
Coordinates: **35.037678573915 / 34.023978686889**

## Price: €490 000 + VAT

VAT for this property is **€28,788** or **€93,100**. 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>€3 063.00/m<sup>2</sup></b>		

## Representative: Purple International Real Estate

Registration number	<b>1052</b>	Email	<b>info@purpleinternational.eu</b>
License number	<b>512/E</b>	Legal name	<b>A.A. Purple Real Estate Ltd</b>
Phone: +35723811058			

## Price change history

€430 000 on May 2, 2025  
 €515 000 on May 20, 2025  
 €490 000 on Aug 12, 2025

















