


17840

This stunning 3 bedroom residence is location just steps away from the beach, making every day feel like a holiday. Set in the highly coveted Ayia Triada area, this exclusive villa embodies the perfect blend of coastal tranquility and modern, high-end sophistication, offering amazing sea views. 

Upon entering, you’re greeted by an open-concept layout that harmoniously connects the kitchen, living, and dining spaces. Designed with luxurious specifications throughout, the villa promises an elevated coastal lifestyle. Double-glazed windows invite generous natural light in to the interior spaces, filling the home with a warm and welcoming atmosphere.

The first floor hosts t...

Property Info		Plot / Area Info		Additional info	
				Reference Number	17840
Covered Area	142	Plot area	515	Property type	House
Air Conditioning	All rooms, Yes	Pool	Yes	Condition	Brand New
				Bathrooms	2
				View	Sea view
Amenities		Location			
• Guest WC		Region: Famagusta			
		Coordinates: 35.049695178651 / 34.02363483284			

**Price: €790 000 + VAT**

VAT for this property is **€39,500** or **€150,100**. 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>€5 563.00/m²</b>		

**Representative: Purple International Real Estate**

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**Price change history**

€790 000 on May 2, 2025







Purple International Real Estate





