

7542

This fantastic three-bedroom villa is located in Ayia Triada, just 50 metres from the seafront, offering an ideal setting for relaxed coastal living.



Upon entering the property, you are welcomed by a very spacious lounge and dining area, enhanced by large patio doors that open onto the wrap-around verandas of the ground floor, creating a bright and airy atmosphere with seamless indoor-outdoor flow. The kitchen area provides an abundance of cupboard space and maintains the same open, inviting feel. A downstairs guest WC is also available for added convenience.

A striking black marble staircase leads down to a large open-plan basement, currently arranged as a bar and shower r...

Property Info		Plot / Area Info		Additional info	
Covered Area	240	Plot area	280	Reference Number	7542
Heating	Central Heating, Yes	Parking	Uncovered, Yes	Property type	House
Air Conditioning	All rooms, Yes			Condition	Pre-Owned
				Bathrooms	3
				View	Sea view
Amenities		Location			
• Guest WC		Region: Famagusta			
		Coordinates: 35.043044237145 / 34.032576949871			

## Price: €950 000 + VAT

VAT for this property is **€97,375** or **€180,500**. 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>~€34 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 958.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€800 000 on May 28, 2025  
 €950 000 on Jun 4, 2025













