

## 3 Bedroom House for Sale in Famagusta District

This fantastic three bedroom Villa is located in Ayia Triada, just 50 meters from the sandy beach!!!

Entering the villa you are welcomed by a very spacious lounge/dining area with a large patio doors leading out to the wrap around verandas of the ground floor. The kitchen has an abundance of cupboard space and is very bright and airy. There is also a downstairs guest wc. A feature black marble staircase leads down to a large open space semi-basement, currently consisting of a bar and shower room. This part of the house could also be used as an extra bedroom/playroom.

The first floor has 3 double bedrooms and a very good sized family bathroom. The master bedroom hosts a...

### Property Info

Covered Area	<b>240</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>280</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>7542</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

- Guest WC

### Location

Region: **Famagusta**

## 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/m<sup>2</sup></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













