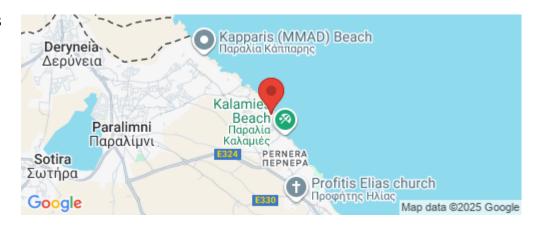


7542

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 wraparound 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 Heating Air Conditioning	240 Central Heating, Yes All rooms, Yes	Plot area Parking	280 Uncovered, Yes	Reference Number Property type Condition Bathrooms	7542 House Pre-Owned 3
				View	Sea view

Amenities Location

• Guest WC

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 Excluded Title transfer fee $\sim \le 34\ 600.00$ Common expenses None Price per SQM $\le 3\ 958.00/m^2$

Representative: Purple International Real Estate

Registration number 1052 Email info@purpleinternational.eu License number 512/E Legal name A.A. Purple Real Estate Ltd

Phone: **+35723811058**

Price change history

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

































