

4 Bedroom House for Sale in Famagusta District

Nestled in a serene location between Ayia Triada and Pernera, this beautifully maintained four-bedroom detached villa offers the perfect blend of comfort, privacy, and convenience. Just under five minutes’ drive from golden sandy beaches and the vibrant resort centre, the property is ideally situated for both relaxed living and easy access to local attractions.



The villa boasts generous living spaces, with 160 m<sup>2</sup> of internal area designed to accommodate families or anyone seeking extra room. The ground floor features an open-plan layout with a bright living and dining area, complete with a cozy fireplace, as well as a guest WC and a double bedroom for added convenience. Upstairs...

Property Info		Plot / Area Info		Additional info	
Covered Area	160	Plot area	300	Reference Number	19269
Air Conditioning	All rooms, Yes	Pool	Yes	Property type	House
		Parking	Uncovered, Yes	Condition	Pre-Owned
				Bathrooms	2
				View	Sea view
Amenities		Location			
• Guest WC		Region: Famagusta			
		Coordinates: 35.045727117245 / 34.020057994251			

## Price: €550 000 + VAT

VAT for this property is **€32,313** or **€104,500**. 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>~€18 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 438.00/m²</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

€550 000 on Jun 24, 2025















