

## 3 Bedroom House for Sale in Famagusta District

Three Bedroom Detached Villa with Roof Terrace and Sea Views For Sale in Ayia Triada Villa number 44 with views of the Sea & Green Area A well presented villa in the sought after area of Ayia Triada, just a short walk to the beautiful beaches of Sirena Bay and Golden Coast, and the new Paralimni Marina site. The property has an open plan living, dining and kitchen area, downstairs guest WC, three double bedrooms and a family bathroom. Outside there is off-road car parking and a lovely veranda which boasts views over the field, making a fantastic family home or ideal holiday rental. - 3 double bedrooms with fitted wardrobes (Master Bedroom with En-Suit...



### Property Info

Covered Area

**137**

### Plot / Area Info

Plot area

**397**

Pool

**Yes**

### Additional info

Reference Number

**epcc3063**

Property type

**House**

Condition

**Pre-Owned**

Bathrooms

**3**

### Amenities

### Location

Region: **Famagusta**

Coordinates: **35.041528 / 34.025**

## Price: €650 000 + VAT

VAT for this property is **€32,500** or **€123,500**. 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>~€22 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 745.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

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License number	<b>329/E</b>	Legal name	<b>N/A</b>
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## Price change history

€650 000 on Oct 20, 2023





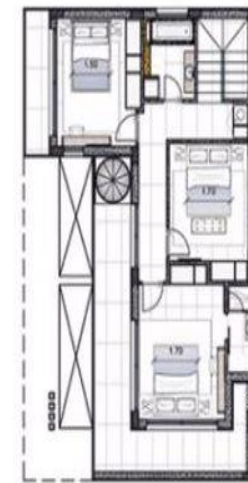




GROUND FLOOR



UPPER FLOOR



ROOF GARDEN

