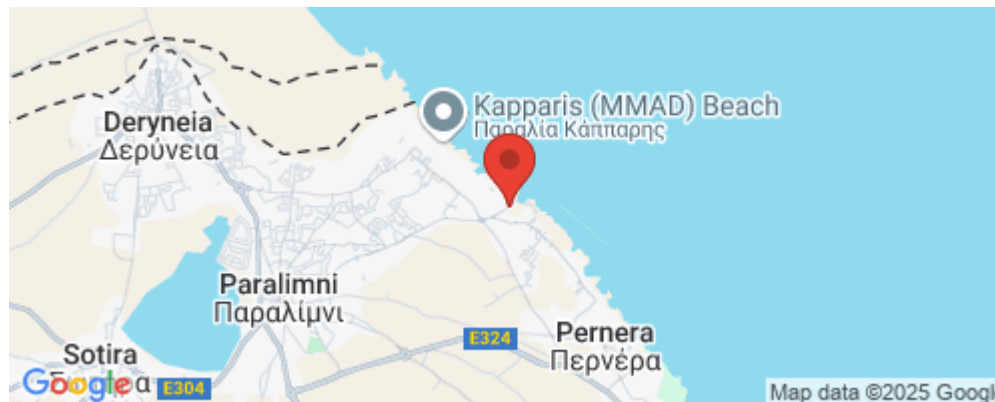


## 4 Bedroom House for Sale in Famagusta District

Four Bedroom Detached Villa For Sale in Ayia Triada with Land Deeds **PRICE REDUCTION!!** (was €795.000) Recently refurbished throughout to high standard, this 4 bedroom detached villa is located just a short walk from the golden beaches of the Ayia Triada coast. As you enter there is a spacious open plan living area with ornate spiral staircase leading to the first floor and loft. On the ground floor a brand new fitted kitchen and guest WC. Upstairs there are 3 bedrooms with fitted wardrobes two of them with en-suite facilities and access to balcony's. There is also a loft space that could be used as an office or fourth bedroom. ...



### Property Info

Covered Area

**236**

### Plot / Area Info

Plot area

**545**

Pool

**Yes**

### Additional info

Reference Number

**epcc2767**

Property type

**House**

Condition

**Pre-Owned**

Bathrooms

**4**

### Amenities

### Location

Region: **Famagusta**

Coordinates: **35.05019 / 34.02103**

## Price: €720 000 + VAT

VAT for this property is **€72,732** or **€136,800**. 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>~€25 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 051.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

Registration number	<b>845</b>	Email	<b>info@cyprusemerald.com</b>
License number	<b>329/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35723080080</b>			

## Price change history

€795 000 on Oct 20, 2023

€720 000 on Apr 9, 2024



