

3 Bedroom House for Sale in Famagusta District

This stylish three-bedroom villa blends modern comfort with a prime coastal setting, just a short stroll from the golden sands and crystal-clear waters of Ayia Triada's stunning beaches, and only minutes from the upcoming Paralimni Marina.

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Offering the ultimate in contemporary Mediterranean living, the property boasts a private swimming pool, a spacious rooftop garden, and generous terraces—perfect for relaxing, sunbathing, or entertaining. Situated close to shops, cafes, and restaurants, it provides a vibrant yet peaceful lifestyle.

Designed with clean, minimalist lines and crafted from high-quality materials such as wood, stone, and metal, the villa features bright, op...

Property Info	Plot / Area Info		Additional info	
Covered Area 132 Air Conditioning All rooms, Yes	Plot area Pool Parking	295 Yes Covered, Yes	Reference Number Property type Condition Bathrooms	20340 House Brand New 2

Amenities Location

• Guest WC Region: **Famagusta**

Coordinates: 35.04409868435 / 34.026261069034



Price: €635 000 + VAT

VAT for this property is €31,750 or €120,650. 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 None

Price per SQM €4 811.00/m²

Common expenses None

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Price change history

€575 000 on Aug 15, 2025 €635 000 on Aug 20, 2025

























