

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.



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

Covered Area  
Air Conditioning

**132**  
**All rooms, Yes**

Plot / Area Info

Plot area  
Pool  
Parking

**279**  
**Yes**  
**Covered, Yes**

Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**20342**  
**House**  
**Brand New**  
**2**

Amenities

- Guest WC

Location

Region: **Famagusta**  
Coordinates: **35.04409868435 / 34.026261069034**

## Price: €581 250 + VAT

VAT for this property is **€29,063** or **€110,438**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 403.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€581 250 on Aug 15, 2025











