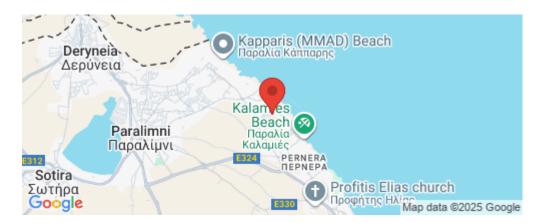


## 3 Bedroom House for Sale in Famagusta District

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                                    | Plot / Area Info             |                            | Additional info                                    |                                  |
|--|------------------------------|----------------------------|--|----------------------------------|
| Covered Area 132 Air Conditioning All rooms, Yes | Plot area<br>Pool<br>Parking | 279<br>Yes<br>Covered, Yes | Reference Number Property type Condition Bathrooms | 20342<br>House<br>Brand New<br>2 |

## Amenities Location

• Guest WC

Coordinates: **35.04409868435** / **34.026261069034** 



Price: €625 000 + VAT

VAT for this property is €31,250 or €118,750. 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 €4 735.00/m² Common expenses None

## **Representative: Purple International Real Estate**

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Phone: **+35723811058** 

## **Price change history**

€581 250 on Aug 15, 2025 €625 000 on Aug 20, 2025

















