


### 3 Bedroom House for Sale in Agia Triada, Famagusta District

This elegant three-bedroom villa is part of an exclusive residential development in the heart of Ayia Triada, just 700 meters from the new Paralimni Marina and within walking distance of Cyprus' first plastic-free beach. 

Designed with privacy, comfort, and modern aesthetics in mind, the villa features a private swimming pool, rooftop garden, and spacious terraces that invite outdoor living. Its bioclimatic architecture blends wood, stone, and metal with minimalist lines, creating interiors filled with natural light and a calm, sophisticated atmosphere.

Equipped with advanced smart-home features, the villa ensures convenience and efficiency, while the location offers quick ...

#### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>148</b> |
| Covered Veranda        | <b>16</b>  |
| Total Number of Floors | <b>2</b>   |
| Energy Efficiency      | <b>A</b>   |

#### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>294</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

#### Additional info

|                  |                 |
|------------------|-----------------|
| Reference Number | <b>9061</b>     |
| Property type    | <b>House</b>    |
| Bathrooms        | <b>2</b>        |
| View             | <b>Sea view</b> |

#### Amenities

- Roof Garden

#### Location

**Location:** Agia Triada

Coordinates: **35.044201005051 / 34.026374802777**

Region: **Famagusta**

## 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 | <b>Excluded</b> | Title transfer fee | <b>~€22 000.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 291.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€635 000 on Sep 23, 2025







