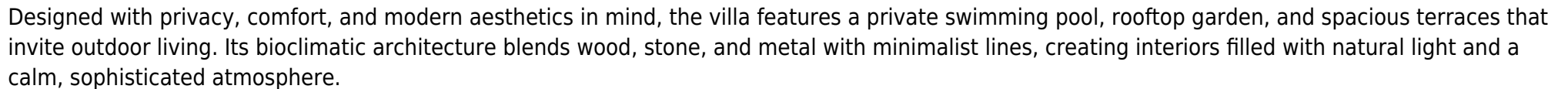


This elegant three-bedroom villa is part of an exclusive residential development in the heart of Ayia Triada, just 700 meters from the new Paralimni Marina and within walking distance of Cyprus' first plastic-free beach.



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

### Additional info

Covered Area	148	Plot area	291	Reference Number	9065
Covered Veranda	16	Pool	Yes	Property type	House
Total Number of Floors	2	Parking	Covered, Yes	Bathrooms	2
Energy Efficiency	A			View	Sea view

## Location

- Location:** Agia Triada Region: **Famagusta**  
**Coordinates:** **35.044201005051 / 34.026374802777**

## 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/m²</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









