

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		Plot / Area Info		Additional info	
Covered Area	152	Diat area	201	Reference Number	9066
Covered Veranda	22	Plot area	291 Yes	Property type	House
Total Number of Floors	2	Pool Yes Parking Covered, Yes		Bathrooms	2
Energy Efficiency	A		View	Sea view	

Amenities	Location		
Roof Garden	Location: Agia Triada	Region: Famagusta	
* Roof Garden	Coordinates: 35.044201005051 / 34.026374802777		



Price: €635 000 + VAT

VAT for this property is €32,920 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 \sim £22 000.00 Common expenses None Price per SQM \notin 4 178.00/m²

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Price change history

€635 000 on Sep 23, 2025























