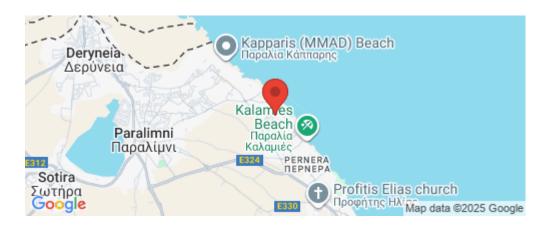


## 3 Bedroom House for Sale in Agia Triada, Famagusta District

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	Diet area	277	Reference Number	9069
Covered Veranda	22	Plot area		Property type	House
Total Number of Floors	2	Pool Parking	Yes Covered, Yes	Bathrooms	2
Energy Efficiency	A			View	Sea view

Amenities Location

• Roof Garden Location: Agia Triada Region: Famagusta

Coordinates: 35.044201005051 / 34.026374802777



**Price: €625 000 + VAT** 

VAT for this property is €32,401 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  $\sim$  £21 600.00 Common expenses None Price per SQM £4 112.00/m<sup>2</sup>

## **Representative: RealDeal Estates**

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## **Price change history**

€625 000 on Sep 23, 2025























