

3 Bedroom House for Sale in Agia Triada, Famagusta District

This exclusive development of 14 contemporary three-bedroom villas is nestled in the scenic surroundings of Protaras, just a short walk from a golden sandy beach and the crystal-clear waters of the Mediterranean. Each residence boasts a private swimming pool, a charming terrace, and a beautifully landscaped garden—creating an idyllic retreat for relaxation and outdoor living.

The architectural design embraces clean, modern lines and natural materials, seamlessly blending with the picturesque landscape to offer a sense of serenity and privacy. Expansive terraces, floor-to-ceiling windows, and open-plan layouts invite an abundance of natural light, enhancing the feeling of space and...



Property Info

Covered Area	152
Covered Veranda	14
Uncovered Veranda	14
Furnishing	Unfurnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	297
Pool	Yes
Parking	Uncovered, Yes

Additional info

Reference Number	12097
Property type	House
Bathrooms	3

Amenities

- Parking

Location

Location: Agia Triada                      Region: Famagusta  
Coordinates: 35.048023 / 34.017669

## Price: €540 000 + VAT

VAT for this property is **€27,995** or **€102,600**. 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>~€18 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 553.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€540 000 on Oct 8, 2025





