

### 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	<b>152</b>
Covered Veranda	<b>14</b>
Uncovered Veranda	<b>14</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>289</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

#### Additional info

Reference Number	<b>12097</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>

#### 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/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€540 000 on Oct 8, 2025





