

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

Luxury, spacious villa for sale on the Mediterranean coast in the area of Agia Triada, Kapparis beach, Famagusta. The villa is located on the first line, just 50 meters from the sea, and offers panoramic sea views. The house has 5 bedrooms, more than 5 bathrooms, a living area of 412 m2, a total area of 574 m2, and a plot area of 946 m2. Modern architectural design, high—quality finishing materials, a large swimming pool – all this creates an ideal space for a luxurious life by the sea.

### Property Info

Covered Area	<b>574</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>No</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>180174</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>5+</b>

### Amenities

#### Location

**Location:** Agia Triada Region: **Famagusta**

**Price: €2 490 000 + VAT**

VAT for this property is **€382,002** or **€473,100**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 338.00/m<sup>2</sup></b>		

**Representative: DOM Real Estate**

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**Price change history**

€2 490 000 on Oct 9, 2025



