

3 Bedroom House for Sale in Agia Triada, Famagusta District

Set in the scenic area of Agia Triada, Famagusta, this prestigious collection of modern villas embodies coastal living with a perfect blend of comfort, elegance, and style. Ideally located just a short walk from sandy beaches, the new Paralimni Marina, and a variety of vibrant cafés and restaurants, the project also offers quick access to the city center with its schools and medical facilities, only 10 minutes away by car. Thoughtfully designed for modern lifestyles, the villas feature open-plan living and kitchen areas on the ground floor, while the upper-level hosts three spacious bedrooms, providing both privacy and comfort. Expansive floor-to-ceiling windows flood the interiors...

Property Info

Covered Area	132
Covered Veranda	16
Furnishing	Unfurnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	274
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	14307
Property type	House
Bathrooms	2

Amenities

- Parking

Location

Location: Agia Triada

Region: **Famagusta**

Coordinates: **35.044168 / 34.025999**

Price: €625 000 + VAT

VAT for this property is **€31,250** 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	~€21 600.00	Common expenses	None
		Price per SQM	€4 735.00/m²		

Representative: Cyprus Sotheby's International Realty

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

Price change history

€625 000 on Oct 9, 2025





