

### 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	<b>130</b>
Covered Veranda	<b>22</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>312</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>14310</b>
Property type	<b>House</b>
Bathrooms	<b>2</b>

#### Amenities

- Parking

#### Location

**Location:** Agia Triada                      Region: **Famagusta**  
**Coordinates:** **35.044168 / 34.025999**

## Price: €635 000 + VAT

VAT for this property is **€31,750** or **€120,650**. 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>~€22 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 885.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€635 000 on Oct 9, 2025





