

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

This unique villa complex is nestled in the charming area of Protaras, just 50 meters from a stunning sandy beach, offering the perfect blend of privacy and convenience with easy access to schools, shops, restaurants, and popular tourist attractions.

Designed in a sleek contemporary style, the villas feature clean geometric lines, panoramic windows, and refined finishes. These spacious two-story residences, available in 3- and 4-bedroom configurations, have been meticulously planned to provide an unparalleled sense of comfort and elegance. A standout feature is the private rooftop terrace, offering breathtaking sea views—an idyllic setting for relaxation and enjoying the gentle Me...



Property Info		Plot / Area Info		<b>Additional info</b>	
Covered Area	256				
Covered Veranda	38	Plot area Pool	580 Yes	Reference Number	11875
Furnishing	Unfurnished			Property type	House
Energy Efficiency	Α			Bathrooms	5+
Air Conditioning	All rooms, Yes				

**Amenities Location** 

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

Coordinates: **35.049781** / **34.023625** 



**Price: €1 500 000 + VAT** 

VAT for this property is €161,953 or €285,000. 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 ~€56 600.00

Price per SQM €5 859.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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## **Price change history**

€1 500 000 on Oct 14, 2025





















