

## 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		Additional info	
Covered Area	<b>257</b>				
Covered Veranda	<b>38</b>	Plot area	<b>580</b>	Reference Number	<b>11875</b>
Furnishing	<b>Unfurnished</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Energy Efficiency	<b>A</b>			Bathrooms	<b>5+</b>
Air Conditioning	<b>All rooms, Yes</b>				

Amenities	Location
	<b>Location:</b> Agia Triada
	Region: <b>Famagusta</b> Coordinates: <b>35.049781 / 34.023625</b>

## Price: €1 500 000 + VAT

VAT for this property is **€162,432** 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€56 600.00</b> <b>€5 837.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€1 500 000 on Oct 14, 2025





