


## 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

Covered Area	<b>180</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>287</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>11879</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>

### Amenities

#### Location

**Location:** Agia Triada  
**Coordinates:** **35.049781 / 34.023625**

Region: **Famagusta**

## Price: €740 000 + VAT

VAT for this property is **€54,267** or **€140,600**. 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>~€26 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 111.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€710 000 on Oct 14, 2025

€740 000 on Jan 19, 2026





