

## 3 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	171			Deference Number	11001
Furnishing	Unfurnished	Plot area	515	Reference Number	11881
•	-			Property type	House
Energy Efficiency	Α	Pool	Yes	Bathrooms	2
Air Conditioning	All rooms, Yes			Datillooms	2

Amenities Location

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

Coordinates: 35.049781 / 34.023625



Price: €820 000 + VAT

VAT for this property is €55,098 or €155,800. 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 ~€29 400.00

Price per SQM €4 795.00/m²

Common expenses None

## 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**

€820 000 on Oct 14, 2025

















