

### 3 Bedroom House for Sale in Famagusta District

Three Bedroom Link Detached Villa For Sale in Ayia Triada, Famagusta – Title Deeds (New Build Process) Just 700m from the new Paralimni Marina and 500m from Cyprus’ first plastic-free beach, These villas redefine modern Mediterranean living. This exclusive development features 31 elegant villas, each with a private pool and rooftop garden, designed for maximum privacy, comfort, and refined aesthetics. Bioclimatic architecture, natural materials (wood, stone, metal), and clean, minimalist lines create a serene, sophisticated environment. Spacious terraces, abundant natural light, and advanced smart-home features elevate daily living to a new level. Its pr...

Property Info	Plot / Area Info	Additional info	
Covered Area <b>130</b>		Reference Number	<b>gio103n3</b>
		Property type	<b>House</b>
		Condition	<b>Brand New</b>
		Bathrooms	<b>2</b>

Amenities	Location
	Region: <b>Famagusta</b>
	Coordinates: <b>35.05019 / 34.02103</b>

## Price: €625 000 + VAT

VAT for this property is **€31,250** or **€118,750**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 808.00/m²</b>		

## Representative: Emerald Property Consultants

Registration number	<b>845</b>	Email	<b>info@cyprusemerald.com</b>
License number	<b>329/E</b>	Legal name	<b>N/A</b>
Phone: +35723080080			

## Price change history

€625 000 on Oct 15, 2025























