

## 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

Covered Area **130**

### Additional info

Reference Number **hh/gio103n3**

Property type **House**

Condition **Brand New**

Bathrooms **2**

### Amenities

### Location

Region: **Famagusta**

Coordinates: **35.05019 / 34.02103**

## 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/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

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## Price change history

€625 000 on Jan 25, 2026













