

<b>Property Code:</b>	A10049	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Famagusta - Ayia Triada	<b>Internal Area:</b>	132 m <sup>2</sup>
<b>Plot Area:</b>	278 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	3	<b>Year of construction:</b>	2028
<b>Status:</b>	Off Plan	<b>VAT:</b>	+ VAT

**Property features:**

Covered Parking      Detached      Roof Garden      Sea View  
Swimming Pool

**Description:**

## Your Private Paradise: Stunning 3-Bed Villa, Pool, and Roof Garden near the Beach

Escape to your own private sanctuary in the charming village of Ayia Triada, Paralimni. This exquisite 3-bedroom villa offers a perfect blend of modern luxury, tranquil living, and breathtaking sea views, all just a short stroll from the crystal-clear waters of the Mediterranean.

**Property Highlights:**

**Stunning Sea Views:** Enjoy panoramic vistas of the sea from multiple levels of the villa, including the roof garden.

**Private Swimming Pool:** Dive into your own refreshing private pool, set within a generous **300m<sup>2</sup> plot** that ensures complete privacy and space for outdoor living.

**Spacious & Modern Living:** With a **132m<sup>2</sup> covered area**, this villa is designed for comfort and family living, flowing effortlessly to outdoor spaces.

**Expansive Outdoor Areas:** Entertain on the **16m<sup>2</sup> covered veranda**, perfect for alfresco dining, or ascend to the magnificent **32m<sup>2</sup> roof garden**—an ideal spot for sunbathing, stargazing, and soaking in the unparalleled views.

**Prime Location:** Situated just **500 meters from the beach**, you can enjoy the convenience of coastal living while being part of a peaceful, traditional Cypriot community.

**Inside the Villa:**

The villa is thoughtfully designed over two levels. The ground floor features a bright, open-plan living and dining area that opens directly onto the veranda and pool area, creating a seamless

indoor-outdoor flow—perfect for entertaining. A modern kitchen and a guest WC complete this level.

Upstairs, you will find three generous double bedrooms, including a master suite, and a family bathroom. The rooms are filled with natural light and offer peaceful retreats.

**Location & Lifestyle:**

Ayia Triada is a sought-after location in the Famagusta region, known for its tranquility and proximity to the vibrant resort of Protaras and the amenities of Paralimni town. The property is part of a well-maintained complex of only **28 units**, offering a sense of community without sacrificing privacy.

While enjoying a peaceful setting, you are only a **65km drive from Larnaca International Airport**, connecting you effortlessly to the world. This villa represents a fantastic opportunity as a permanent family home, a holiday retreat, or a high-yield rental investment in one of Cyprus's most popular tourist areas.

**Don't miss the chance to own a slice of paradise. Contact us today to schedule a viewing.**

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**Key Features/Bullet Point Summary (For online portals):**

**Location:** Ayia Triada, Paralimni

**Property Type:** Villa (in a complex of 28)

**Bedrooms:** 3

**Bathrooms:** (e.g., 2 - add if known)

**Covered Area:** 132 m<sup>2</sup>

**Plot Area:** 300 m<sup>2</sup>

**Outdoor Spaces:** 16m<sup>2</sup> Covered Veranda, 32m<sup>2</sup> Roof Garden

**Views:** Sea Views

**Pool:** Private Swimming Pool

**Parking:** Covered Parking

**Distance to Beach:** 500 meters

**Distance to Larnaca Airport:** 65 km



