

Property Code:	A5628	Type:	Sale - House/Villa
Location:	Famagusta - Ayia Triada	Internal Area:	157 m ²
Plot Area:	300 m ²	Bedrooms:	3
Bathrooms:	2	Year of construction:	2022
Status:	Newly completed	VAT:	+VAT

Property features:

Communal Roof Garden Sea View Swimming Pool

Description:**Villa in Ayia Triada for sale**

Luxury villa in Ayia Triada for sale - just 200 meters away from the beach. This is the perfect place for those who want to take advantage of a modern luxurious lifestyle.

Anti-earthquake reinforced concrete footings, columns, beams and slabs.

Luxury ceramic tiles in: entrance, living area, kitchen, bedrooms and bathrooms.

Granite countertop and work surface in the kitchen.

Italian cabinets for kitchen.

Laufen, Duravit or equivalent sanitary fixtures for all bathrooms.

Grohe fixtures for all bathrooms.

Deluxe 16mm glass railing on balconies.

Complete installation of all the AC DX units in reception areas and bedrooms.

Energy efficient double glazed thermal windows and doors.

Private swimming pool skimmer system.

External brick walls with high thermal insulation.

All flat rooftops are fitted with thermal insulation.

All internal doors are made of Italian material, painted in high gloss white finish.

Italian material for wardrobes which will include drawer units and self-closing hinges.

Roof garden 91m²

Completion September 2022



