

## 3-BED DETACHED VILLA IN TRANQUIL AYIA TRIADA

€ 390 000  
~~€ 450 000~~

<b>Property Code:</b>	A10455	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Famagusta - Ayia Triada	<b>Internal Area:</b>	120 m <sup>2</sup>
<b>Plot Area:</b>	210 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	3	<b>Year of construction:</b>	2019
<b>Status:</b>	Resale		

### Property features:

Air Conditioning      Detached      Uncovered Parking

### Description:

## For Sale: Spacious 3-Bedroom Detached Villa in Tranquil Ayia Triada

Discover the perfect blend of modern comfort and village charm in this immaculate 3-bedroom detached villa, nestled in the peaceful, sought-after location of Ayia Triada. Perfect for permanent family living or as a tranquil holiday retreat, this property offers space, light, and a highly convenient location just moments from the Mediterranean coast.

### Property Highlights:

**3 Bedrooms & 3 Bathrooms:** Ample space for family and guests.

**Generous Living:** 120m<sup>2</sup> covered area plus a 10m<sup>2</sup> covered veranda for outdoor relaxation.

**Private Plot:** A substantial 210m<sup>2</sup> plot offering privacy and garden potential.

**Prime Location:** A mere **600m (short 7-min walk) from the sea.**

**Excellent Connectivity:** Approximately 65km from Larnaca Airport (LCA), ideal for travel.

**Parking:** Uncovered private parking space.

### Property Description:

This attractive villa welcomes you into a bright and spacious open-plan living area, seamlessly connecting the lounge, dining, and kitchen zones—perfect for modern living and entertaining. The well-appointed kitchen provides plenty of storage and workspace.

The three generously sized double bedrooms offer peaceful retreats, with the master bedroom benefiting from its own private bathroom. A second family bathroom serves the remaining bedrooms and guests.

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Step outside from the living area onto your **10m<sup>2</sup> covered veranda**, an ideal spot for morning coffee or al fresco dining while overlooking your private, low-maintenance garden within the 210m<sup>2</sup> plot. The property benefits from full privacy and a sense of space rarely found so close to the coast.

### Location & Benefits:

Ayia Triada is a charming and authentic Cypriot village, renowned for its tranquility while offering easy access to local amenities. The standout feature of this home is its **proximity to the crystal-clear waters of the Mediterranean Sea—just a 10-minute stroll away**. The area is perfect for those who enjoy swimming, coastal walks, and stunning sunsets.

While enjoying the peace of village life, you are within a short drive of larger towns like Limassol (approx. 30km west) for a comprehensive range of shopping, dining, and international schools. The **65km transfer from Larnaca Airport** is straightforward via the highway, making international travel and welcoming visitors easy.

### Summary:

This villa represents a fantastic opportunity to acquire a turn-key home in a location that truly offers the best of both worlds: the serenity of a Cypriot village and the allure of a seaside lifestyle. It is an exceptional find for investors, holiday home buyers, or families seeking a permanent residence in the sun.

**Contact us today to arrange a viewing and experience this wonderful home for yourself.**

### Key Features at a Glance:

**Property Type:** Detached Villa

**Bedrooms:** 3

**Bathrooms:** 3

**Covered Area:** 120 m<sup>2</sup>

**Covered Veranda:** 10 m<sup>2</sup>

**Plot Size:** 210 m<sup>2</sup>

**Parking:** Uncovered

**Sea Distance:** ~600m

**Distance to Larnaca Airport:** ~65km

**Location:** Ayia Triada

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