

<b>Property Code:</b>	A10652	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Famagusta - Ayia Triada	<b>Internal Area:</b>	191 m <sup>2</sup>
<b>Plot Area:</b>	572 m <sup>2</sup>	<b>Bedrooms:</b>	5
<b>Bathrooms:</b>	4+	<b>Year of construction:</b>	2012
<b>Status:</b>	Resale		

**Property features:**

Air Conditioning	Barbeque	Basement	Detached
Downstairs Bedroom	Garden	Sea View	Storage
Swimming Pool	Walk-in-Wardrobe		

**Description:****Luxurious Seafront Villa in Ayia Triada | VAT Exempt**

A stunning five-bedroom seafront residence, completed in 2012 and meticulously updated, offering a private and luxurious Mediterranean lifestyle within an exclusive complex of just 20 residences. Its prime position directly on the beach protection zone ensures breathtaking, uninterrupted views of the sea.

**Key Features & Benefits**

**Uninterrupted Sea Views:** Situated on the beachfront line with panoramic, sweeping vistas of the Mediterranean Sea.

**VAT Exempt:** A significant financial advantage—no VAT is payable on the agreed sale price.

**Recent High-Quality Updates:** The swimming pool and ground flooring have been refurbished within the last year, ensuring modern style and condition.

**Spacious & Private Layout:** Offers a generous 191m<sup>2</sup> of covered living space, a 76m<sup>2</sup> basement, and a substantial 572m<sup>2</sup> private plot, providing ample room and seclusion.

**Exclusive Complex:** Part of a small, private community of only 20 completed residences, guaranteeing privacy and security.

**Property Details**

**Bedrooms:** 5

**Covered Area:** 191 m<sup>2</sup>

**Covered Veranda:** 17 m<sup>2</sup>

**Plot Area:** 572 m<sup>2</sup>

**Basement Area:** 76 m<sup>2</sup> (ideal for storage, gym, or additional living space)

**Year of Completion:** 2012

### **Interior & Exterior Amenities**

**Private Swimming Pool:** Recently updated, perfect for relaxation and entertainment.

**Walking Wardrobe:** A luxurious and spacious dressing area.

**Sea Views:** Enjoyed from the principal living spaces and bedrooms.

**Outdoor Living:** Large plot with covered veranda (17m<sup>2</sup>) for al fresco dining and leisure.

### **Location**

Nestled in the sought-after area of **Ayia Triada**, the villa benefits from a serene beachfront setting while remaining within convenient reach of local amenities, restaurants, and the vibrant offerings of the wider region.

This is a turn-key property for those seeking a premium, modern villa with direct sea access, no hidden tax costs, and in excellent, updated condition.



