

Код Объекта:	A10049	Тип:	Продажа - House/Villa
Местоположение:	Фамагуста - Ayia Triada	Площадь:	132 м ²
Участок:	278 м ²	Спальни:	3
Ванные:	3	Год постройки:	2027
Статус:	С планов	НДС:	+ VAT

Особенности недвижимости:

Covered Parking Detached Roof Garden Sea View
Swimming Pool

Описание:

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 **300m² plot** that ensures complete privacy and space for outdoor living.

Spacious & Modern Living: With a **132m² covered area**, this villa is designed for comfort and family living, flowing effortlessly to outdoor spaces.

Expansive Outdoor Areas: Entertain on the **16m² covered veranda**, perfect for alfresco dining, or ascend to the magnificent **32m² 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.

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 m²

Plot Area: 300 m²

Outdoor Spaces: 16m² Covered Veranda, 32m² Roof Garden

Views: Sea Views

Pool: Private Swimming Pool

Parking: Covered Parking

Distance to Beach: 500 meters

Distance to Larnaca Airport: 65 km



