

Код Объекта:	A10652	Тип:	Продажа - House/Villa
Местоположение:	Фамагуста - Ayia Triada	Площадь:	191 м ²
Участок:	572 м ²	Спальни:	5
Ванные:	4+	Год постройки:	2012
Статус:	Вторичный Рынок		

Особенности недвижимости:

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

Описание:**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 191m² of covered living space, a 76m² basement, and a substantial 572m² 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 м²

Covered Veranda: 17 m²

Plot Area: 572 m²

Basement Area: 76 m² (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 (17m²) 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.



