



**VIVO**  
REALTY



## MODERN THREE BEDROOM SEMI-DETACHED VILLA FOR SALE

 **Famagusta, Ayia Triada**

**179473**





<b>Price</b>	€439,000 +VAT	<b>Type</b>	Semi-Detached Villa
<b>Bedrooms</b>	3	<b>Bathrooms</b>	3
<b>Covered</b>	162 m <sup>2</sup>	<b>Covered veranda</b>	28 m <sup>2</sup>
<b>Plot</b>	243 m <sup>2</sup>	<b>Status</b>	Off plan
<b>Area</b>	Famagusta, Ayia Triada		

## Description

This brand new property is located in Agia Triada, Protaras, a privileged location!

It offers direct access to the motorway that connects all the cities of Cyprus and is only 63km from Larnaca Airport. In addition, it is located 1.2km from the new Paralimni Marina which is expected to be completed by the end of 2024 and will further upgrade the area. The nearest beach can be found just 800m from the complex. Surrounded by large green spaces, the residential project offers its residents contact with nature, while at the same time giving them the advantage of having direct access to a wide range of services. Dozens of restaurants, bars, shops and services operate within 300 metres of the project which allows residents to move around on foot making their daily life even easier.

This Semi-Detached Villa consists of an open plan living area with kitchen and access a private swimming pool and garden, 3 bedrooms (en suite available).

It has its own private swimming pool and garden, the surrounding area, the exterior design of the residence was done in a way that highlights the natural environment, with wood, metal and stone dominating, creating a modern yet timeless design.

One parking and communal green area available.

### Features:

- . Private Parking
- . Private Swimming Pool
- . Communal Green Area
- . High Rental Potential
- . Flexible Payment Structure

Estimated Delivery Date: April 2025



### Office Properties

Office Administrator

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## Facilities

Aircondition, Provision  
Storage

Pool, Private  
Landscaped garden

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## Features

Easy access to main roads  
Connected to electric mains  
Garden  
Internal stairs  
Open plan  
Veranda  
Rental Potential  
Modern design  
Near amenities

Easy access to highway  
Utility room  
Investment opportunity  
Bright  
Double glazing  
Quiet Area  
En suite Bathroom  
Walking distance to beach



