

# 3 Bedroom Detached House For Sale

**€524,000**

Agia Triada, Paralimni, Famagusta  
New Build

## Key Facts

- 3 Beds
- 3 Baths
- 190 m<sup>2</sup> Covered Area
- 421 m<sup>2</sup> Land Size
- Year Built: 2019
- New Build
- Title Deed: Available

**ID: 15273**



## Indoor Features

- Air Conditioning
- Central Heating
- Covered Parking
- Fitted Kitchen
- Guest Toilet
- Master Bed
- Provision for Air Conditioning
- Provision for Central Heating
- Security System
- Utility Room
- Water Heater
- EPC Energy Class: Pending

## Outdoor Features

- Barbecue area
- Landscape Garden
- Private pool
- Solar System

## Description

This modern and exceptional villa with optionally private pool and roof garden is the most recommended property for those who seek a modern living luxury, sea views, security, uniqueness, and on-going modern holiday living! The design has not been done by chance as it is a product of an extensive work which makes maximum use of the natural light and its interior space in order to offer; cool and relaxing environment, comfort, luxury and of course practicability. Externally too, the outdoor space is carefully designed to offer the privacy one need while also offering pleasant green view in association with the existing panoramic sea view.

The Villa is located in the prestigious area of Ayia Triada and within a very super close walking proximity to the sea and to the sandy and sunny beach of Ayia Triada.

Moreover, given its strategically selected location it is only 15 min away via car from the vibrant nightlife of Ayia Napa, and 10 min from the town of Paralimni.

The local fishing harbour and quiet beaches of Ayia Triada is only a short walk away and the airport can be accessed in as little as 35 minutes of driving time thanks to the Islands modern motorway network.

As to the construction materials those are A grade of construction materials that durable and eco friendly too so to ensure that no further expenses would be applied in the future to its new owners! Within this project there are also other options available in the premises of net covered area of 177m<sup>2</sup> to 190m<sup>2</sup> and regarding the land size from 326m<sup>2</sup> to 417m<sup>2</sup>. Moreover, based on a request several other options might be available so to make sure that even the most demanded owner can be satisfied accordingly.

Features:

Private Pool (optional)

Roof Garden

Sea Views

190m<sup>2</sup> Net Covered area

Delivery date: July 2019

Option to choose from 4 different designs!

5 Minutes to town centre

10 Minutes to the sandy beaches of Protaras

15 Minutes to famous resort o Ayia Napa

35 Minutes to Larnaca Airport

50 Minutes to Nicosia

\*It can be either 3 bedroom or 4 bedroom with the same size\*











