



## Elegant 3 Bedroom Villa - Ayia Triada, Paralimni, Famagusta



### Agenten-Info

|                         |                                                                                                   |
|-------------------------|---------------------------------------------------------------------------------------------------|
| Name:                   | Thekla Papouri                                                                                    |
| E-Mail:                 | info@elegantcyprusproperties.com                                                                  |
| Name der Firma:         | Elegant Cyprus Properties                                                                         |
| Land:                   | Zypern                                                                                            |
| Erfahrung seit:         | 2000                                                                                              |
| Art der Dienstleistung: | Immobilien verkaufen                                                                              |
| Spezialgebiete:         | Buyer's Agent, Listing Agent, Umzug, Zwangsvollstreckung, Short-Sale-Immobilien, Beratung, Andere |
| Art der Immobilie:      | Wohnungen, Häuser, Gewerbeimmobilien, Grundstück, Landwirtschaft, Mobil/Vorgefertigt, Andere      |
| Telefon:                | +357 (999) 730-34                                                                                 |
| Sprachen:               | English, Greek                                                                                    |
| Webseite:               | <a href="https://elegantcyprusproperties.com">https://elegantcyprusproperties.com</a>             |

### Anzeigen-Details

|                |                |
|----------------|----------------|
| Immobilie für: | Kaufen         |
| Preis:         | USD 723,450.34 |

### Standort

|                 |            |
|-----------------|------------|
| Land:           | Zypern     |
| Veröffentlicht: | 10.11.2025 |
| Beschreibung:   |            |

This amazing villa is located in Ayia Triada, Paralimni, Famagusta.

Ayia Triada in Paralimni is a charming and peaceful neighborhood, known for its family-friendly atmosphere and scenic surroundings. It offers a mix of modern amenities and traditional Cypriot charm, with local shops, cafes, and restaurants nearby. The area enjoys easy access to beautiful beaches and the vibrant center of Paralimni. Ideal for both permanent living and holiday retreats, Ayia Triada combines



convenience with a relaxed coastal lifestyle.

This stunning three-bedroom modern detached villa forms part of an exclusive new development of just 31 elegant homes. Designed with bioclimatic architecture and crafted from natural materials such as wood, stone, and metal, the residences showcase clean, minimalist lines that create a serene and sophisticated living environment.

On the ground floor, the villa welcomes you into a bright open-plan space that seamlessly combines the living, dining, and kitchen areas. Large patio doors flood the room with natural light and open out to a covered veranda overlooking the private swimming pool—perfect for indoor-outdoor living and entertaining. A convenient guest toilet completes this level.

Upstairs, you will find three well-appointed bedrooms. The master suite features its own ensuite facilities, while the remaining two bedrooms share a modern family bathroom. A highlight of the home is the rooftop garden, offering a tranquil retreat with beautiful views.

Outdoors, the villa provides its own private swimming pool, ideal for relaxing under the sun, along with a private parking space for convenience.

Combining contemporary design with natural elegance, this villa offers a stylish and comfortable lifestyle in a truly exceptional setting.

## **Features:**

- Private Pool
- Roof Garden
- Energy Efficiency A
- Provision for AC & Central heating
- Double Glazed
- Provision for electric storage heaters



- Photovoltaics

- Sea Views

## Distances:

- 500 meters to the beach
- 700 meters to Paralimni Marina

Neu: Ja

## Allgemein

Schlafzimmer: 3  
Badezimmer: 2  
Fertige m<sup>2</sup>: 132 m<sup>2</sup>

## Versorgungsdetails

Heizung: Ja

## Gebäudedetails

Außen-Ausstattung: Pool

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX7.822.169



# IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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