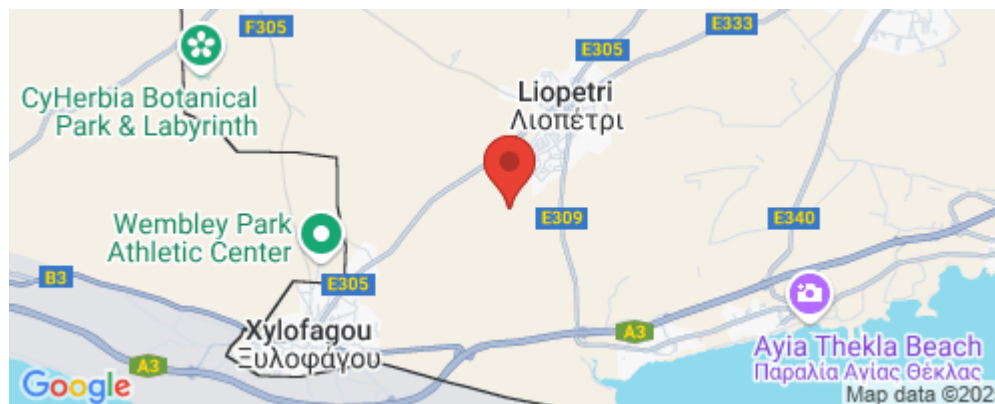


## 3 Bedroom House for Sale in Liopetri, Famagusta District

Luxury 3-Bedroom Detached Villa with Pool For Sale in Liopetri, Famagusta. This is an impressive three-bedroom detached residence that offers comfort, luxury, and privacy. Situated on a spacious 3,948m<sup>2</sup> plot, the property enjoys a prime location just 700 meters from the Liopetri - Xylofagou road, providing easy access to surrounding areas.



The home spans two levels with a total covered area of 472m<sup>2</sup>. The ground floor features a bright and spacious living room, a dedicated office space ideal for work or study, and a fully equipped kitchen that blends functionality with modern design.

The first floor hosts three generously sized bedrooms, all en-suite, ensuring maximu...

### Property Info

Covered Area **472**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **3948**  
Pool **Yes**  
Parking **Uncovered, Yes**

### Additional info

Reference Number **50447**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **3**

### Amenities

- Guest WC

### Location

**Location:** Liopetri  
Coordinates: **34.995052184793 / 33.883236426233**

Region: **Famagusta**

**Price: €418 000 + VAT**

VAT for this property is **€60,823** or **€79,420**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€13 320.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€886.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

Registration number	<b>1104</b>	Email	<b>info@kalogirourealstate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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**Price change history**

€418 000 on Feb 14, 2025

