

8680Modern detached 4 bedroom Villa in Xylofagou 

This fantastic up market villa is situated on the outskirts of Xylofagou village, set on a huge plot with stunning views of the surrounding countryside.

The double garage leads in to the open plan kitchen and dining area, the stylish kitchen has a unique island that really sets the modern standard of the house. Double patio doors lead out to the garden and covered seating area. The large living room is perfect for relaxing in luxury with top of the range furnishings and decoration. Bedroom one and a guest WC is also on the ground floor. A suspended ceiling, modern blinds, stone fireplace, feature wall and many extra...

Property Info

Covered Area
Air Conditioning

360
All rooms, Yes

Plot / Area Info

Plot area
Parking

2846
Covered, Yes

Additional info

Reference Number
Property type
Condition
Bathrooms

8680
House
Pre-Owned
4

Amenities

- Guest WC

Location

Region: **Famagusta**
Coordinates: **35.014333509333 / 33.844721028197**

Price: €750 000 + VAT

VAT for this property is **€98,750** or **€142,500**. 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.

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|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€26 600.00 | Common expenses | None |
| | | Price per SQM | €2 083.00/m² | | |

Representative: Purple International Real Estate

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|---------------------|--------------|------------|------------------------------------|
| Registration number | 1052 | Email | info@purpleinternational.eu |
| License number | 512/E | Legal name | A.A. Purple Real Estate Ltd |
| Phone: +35723811058 | | | |

Price change history

€750 000 on May 2, 2025



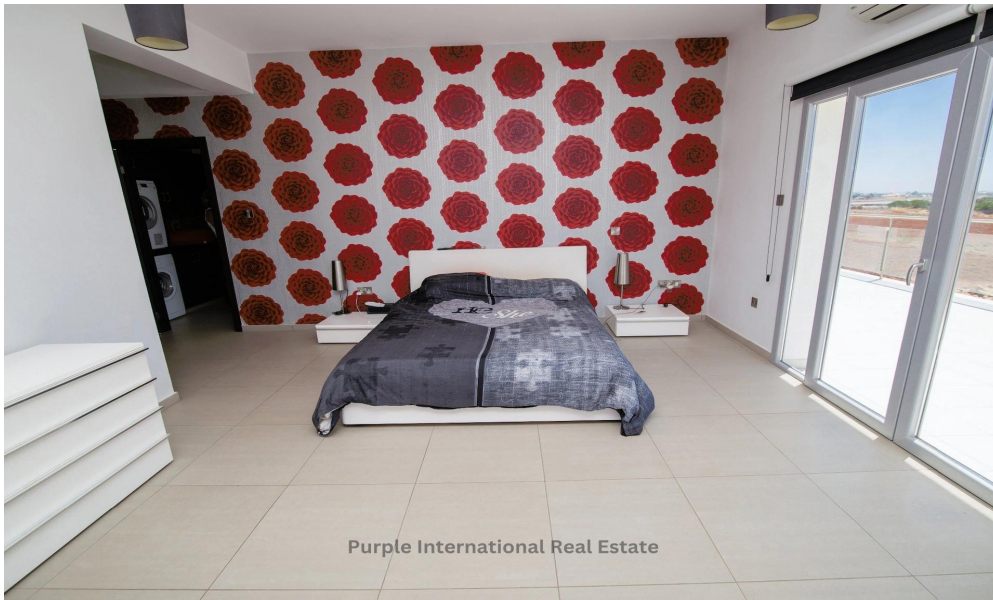




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