

## 4 Bedroom House for Sale in Famagusta District

Modern 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 **360**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **2846**  
Parking **Covered, Yes**

### Additional info

Reference Number **8680**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **4**

### Amenities

- Guest WC

### Location

Region: **Famagusta**

## 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.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€26 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 083.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€750 000 on May 2, 2025







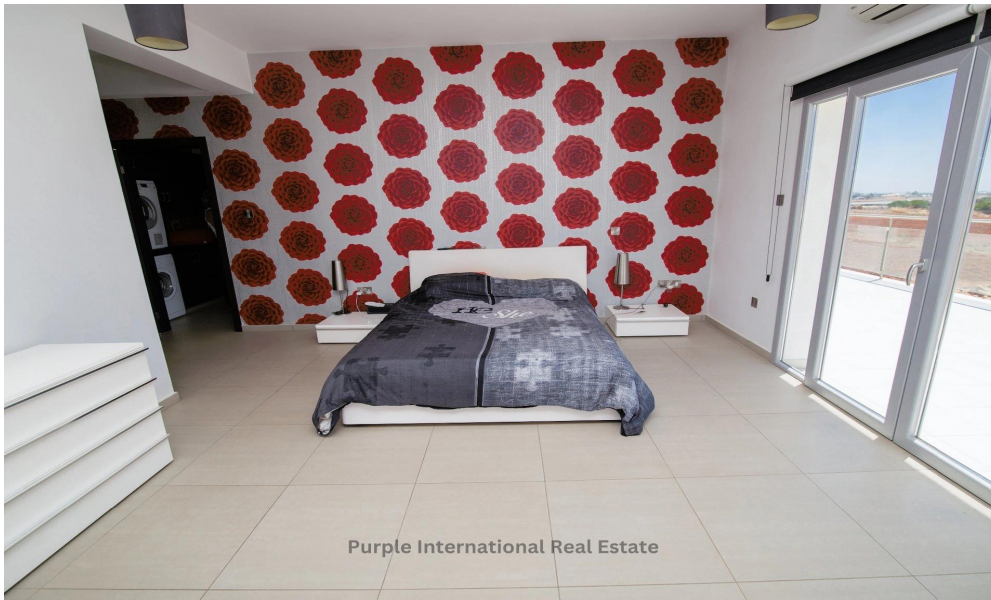




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