

## 3 Bedroom House for Sale in Famagusta District

A beautiful 3 Bedroom Residence in Xylofagou



This stunning property is set on a small development of just 6 villas in a quiet area of Xylofagou, within minutes' drive to the village centre and it's wide range of amenities. The sandy beaches of Ayia Thekla and the New Ayia Napa Marina are less than 15 minutes' drive away.

The villa features expansive living spaces and a spacious plot with ample room to add a private pool and a roof terrace (both optional).

The interior comprises an open plan living, dining and kitchen area and a convenient guest WC. Ascending to the first floor are three bedrooms and a family bathroom.

Situated in a peaceful...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>142</b>	Plot area	<b>305</b>	Reference Number	<b>14433</b>
Air Conditioning	<b>All rooms, Yes</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
		Parking	<b>Uncovered, Yes</b>	Condition	<b>Brand New</b>
				Bathrooms	<b>1</b>
Amenities		Location			



• Guest WC

Region: **Famagusta**

Coordinates: **34.984231897789 / 33.845017669621**

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## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 725.00/m<sup>2</sup></b>		

## Representative: Purple International Real Estate

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## Price change history

€245 000 on May 2, 2025

