

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

Covered Area **142**
Air Conditioning **All rooms, Yes**

Plot / Area Info

Plot area **305**
Pool **Yes**
Parking **Uncovered, Yes**

Additional info

Reference Number **14433**
Property type **House**
Condition **Brand New**
Bathrooms **1**

Amenities

- Guest WC

Location

Region: **Famagusta**
Coordinates: **34.984231897789 / 33.845017669621**

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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€1 725.00/m²		

Representative: Purple International Real Estate

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

Price change history

€245 000 on May 2, 2025

