

3 Bedroom House for Sale in Famagusta District

Stunning 3 Bedroom Villa in Xylofagou



This fantastic off plan property is located in a quiet area of Xylofagou, just a few minutes’ drive to the local village amenities, the beaches of Ayia Thekla and the New Marina are less than 15 minutes’ drive away.

A modern design bungalow comprising an open plan kitchen, living / dining area, 3 bedrooms, a family bathroom, and guest w.c. The master bedroom enjoys an En-suite shower and a walk-in wardrobe. The bungalow is set on a very good sized plot with ample room for a swimming pool.

This property provides ample space for both indoor and outdoor living

Property Info		Plot / Area Info		Additional info	
Covered Area	140	Plot area	420	Reference Number	17892
Air Conditioning	All rooms, Yes	Pool	Yes	Property type	House
		Parking	Covered, Yes	Condition	Brand New
				Bathrooms	3
Amenities		Location			
• Guest WC		Region: Famagusta			
		Coordinates: 34.984466417881 / 33.853636424922			

Price: €295 000 + VAT

VAT for this property is **€14,750** or **€56,050**. 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	€2 107.00/m²		

Representative: Purple International Real Estate

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Price change history

€315 000 on May 2, 2025

€295 000 on Jul 16, 2025





