

3 Bedroom House for Sale in Famagusta District

Stunning 3 Bedroom Bungalow 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	115	Plot area	327	Reference Number	17894
Air Conditioning	All rooms, Yes	Pool	Yes	Property type	House
		Parking	Covered, Yes	Condition	Brand New
				Bathrooms	2
Amenities		Location			
• Garden		Region: Famagusta			
		Coordinates: 34.984488217961 / 33.853743861551			

Price: €255 000 + VAT

VAT for this property is **€12,750** or **€48,450**. 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	€2 217.00/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

€255 000 on May 2, 2025



