

## 3 Bedroom House for Sale in Famagusta District

Stunning 3 Bedroom Bungalow in Xylofagou



INCLUDING POOL 3X7, AC UNITS, ELECTRIC APPLIANCES, (OVEN, HOB EXTRACTOR FAN, DISHWASHER, FRIDGE, WASHING MACHINE ALL FREE STANDING) FURNITURE (3 SEATER SOFA, COFFEE TABLE, KITCHEN TABLE WITH 4 CHAIRS, 3 BEDS, 3 BEDSIDE TABLES) BLINDS FOR ALL WINDOWS AND DOORS.

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 e...

### Property Info

Covered Area **115**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **327**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **17894**  
Property type **House**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

- Garden

### Location

Region: **Famagusta**  
Coordinates: **34.984488217961 / 33.853743861551**

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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>€2 783.00/m<sup>2</sup></b> |                 |             |

## Representative: Purple International Real Estate

|                     |              |            |                                    |
|---------------------|--------------|------------|------------------------------------|
| Registration number | <b>1052</b>  | Email      | <b>info@purpleinternational.eu</b> |
| License number      | <b>512/E</b> | Legal name | <b>A.A. Purple Real Estate Ltd</b> |
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## Price change history

€255 000 on May 2, 2025  
 €320 000 on Sep 28, 2025



