

## 1 Bedroom Apartment for Sale in Famagusta District

For sale: Off-plan modern apartment in the heart of Xylophagou. This stylish ground-floor residence features 55 m<sup>2</sup> of internal living space, offering a practical layout with one comfortable bedroom and a sleek, contemporary bathroom.

The apartment boasts an open-plan kitchen and living area with high-quality finishes throughout. Large windows ensure the property is bright and welcoming. Enjoy access to a communal swimming pool, perfect for relaxing or socializing with neighbors.

Xylophagou is a well-developed area known for its blend of peaceful living and convenience. Residents enjoy close proximity to supermarkets, shops, cafes, and schools. The highway is only a short dr...

Property Info		Plot / Area Info		Additional info	
Covered Area Heating Air Conditioning	55 Central Heating, Yes All rooms, Yes	Pool	Yes	Reference Number Property type Condition Bathrooms	18898 Apartment Brand New 1
				5005	<del>-</del>

**Amenities** Location

• Garden Region: **Famagusta** 



**Price: €115 000 + VAT** 

VAT for this property is €5,750 or €21,850. 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

Price per SQM €2 091.00/m²

Common expenses None

## **Representative: Purple International Real Estate**

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## **Price change history**

€115 000 on May 2, 2025





























