

# 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 m² 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	55			Reference Number	18898
Heating	Central Heating, Yes	Pool	Yes	Property type	Apartment
Air Conditioning	All rooms, Yes			Condition	Brand New
				Bathrooms	1
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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 091.00/m<sup>2</sup></b>		

## Representative: Purple International Real Estate

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## Price change history

€115 000 on May 2, 2025









