

18899

For sale: This modern, off-plan apartment offers a comfortable internal space of 103 m<sup>2</sup>. Featuring two spacious bedrooms and two stylish bathrooms, it is designed with functionality and comfort in mind. The open-plan layout blends the living and dining areas, providing plenty of space for family life or entertaining guests.

Construction is due for completion in 2027, ensuring you receive a brand-new home with contemporary finishes. Residents will enjoy access to a communal swimming pool, perfect for relaxing and socializing.

The apartment is situated in Xylophagou, a welcoming community known for its blend of traditional charm and modern conveniences. The area boasts a p...

Property Info		Plot / Area Info		Additional info	
Covered Area	83	Plot area	96	Reference Number	18899
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: €155 000 + VAT

VAT for this property is **€7,750** or **€29,450**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 867.00/m<sup>2</sup></b>		

## Representative: Purple International Real Estate

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## Price change history

€165 000 on May 2, 2025  
 €162 000 on Jul 16, 2025  
 €155 000 on Sep 28, 2025





