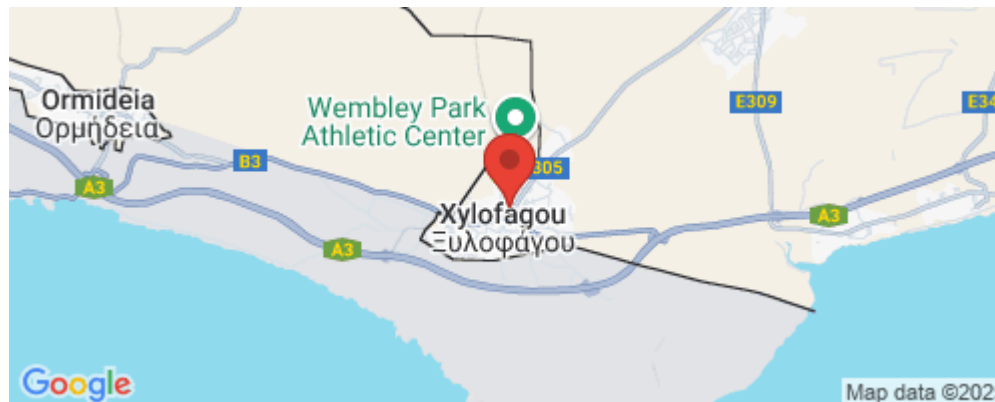


## 2 Bedroom Apartment for Sale in Xylofagou, Famagusta District

Two Bedroom Apartment For Sale in Xylophagou with Title Deeds. A spacious two bedroom apartment located on a quiet residential complex in the heart of Xylophagou, just a short walk to the local shops and amenities. The apartment has an open plan living, dining and kitchen area with a small hallway leading to the bedrooms and a fully tiled family bathroom with a bath and shower over the top. Sliding doors from the lounge are lead out onto a private covered balcony which boasts nice rural views. - 2 double bedrooms with fitted wardrobes - Open plan living, dining and kitchen area - Fully fitted kitchen with integrated oven and hob - Ful...



### Property Info

Covered Area **68**  
Air Conditioning **Yes**

### Plot / Area Info

### Amenities

- Air Conditioning

### Location

**Location:** Xylofagou      Region: **Famagusta**  
Coordinates: **34.9792 / 33.85**

### Additional info

Reference Number **epcc1125**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **1**

## Price: €95 000 + VAT

VAT for this property is **€4,750** or **€18,050**. 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>~€1 525.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 397.00/m²</b>		

## Representative: Emerald Property Consultants

Registration number	<b>845</b>	Email	<b>info@cyprusemerald.com</b>
License number	<b>329/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35723080080</b>			

## Price change history

€95 000 on Oct 20, 2023

€97 000 on Nov 3, 2023

€95 000 on May 17, 2024





