

3 Bedroom House for Sale in Famagusta District

Stunning 3 Bedroom Villa in Xylofagou



This fantastic off plan property located in a quiet area of the village, just a few minutes' walk to the local amenities and just 10 minutes' drive to the cosmopolitan tourist resort of Ayia Napa and beautiful beaches.

A contemporary design villa with spacious open plan living / dining, kitchen and guest WC on the ground floor. Upstairs are 3 good sized bedrooms which all have access to a veranda, the master bedroom enjoys an en-suite bathroom.

Set on a good sized plot with ample room for a swimming pool and the choice to add a roof garden.

The property can be completed within 12 months, an ideal opportunity to...

Property Info		Plot / Area Info		Additional info	
Covered Area	151	Plot area	619	Reference Number	11973
Air Conditioning	All rooms, Yes	Pool	Yes	Property type	House
		Parking	Covered, Yes	Condition	Brand New
				Bathrooms	3
Amenities		Location			



• Guest WC

Region: **Famagusta**

Coordinates: **34.983961205451 / 33.850891863732**

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Price: €330 000 + VAT

VAT for this property is **€16,806** or **€62,700**. 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	Common expenses	None
		Price per SQM	€2 185.00/m²		

Representative: Purple International Real Estate

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Price change history

€330 000 on May 28, 2025



