

## 3 Bedroom House for Sale in Famagusta District

Stunning 3 Bedroom Bungalow in Xylofagou



This fantastic off plan property is located in a quiet area of Xylofagou, just a few minutes' drive to the local village amenities, the beaches of Ayia Thekla and the New Marina are less than 15 minutes' drive away.

A modern design bungalow comprising an open plan kitchen, living / dining area, 3 bedrooms, a family bathroom, and guest w.c. The master bedroom enjoys an en-suite shower and lots of wardrobe space. The bungalow is set on a very good sized plot with ample room for a swimming pool.

This property provides ample space for both indoor and outdoor living

Situated in a peaceful and sought-after lo...

| Property Info    |                       | Plot / Area Info |                     | Additional info  |                  |
|------------------|-----------------------|------------------|---------------------|------------------|------------------|
| Covered Area     | <b>152</b>            | Plot area        | <b>522</b>          | Reference Number | <b>14071</b>     |
| Air Conditioning | <b>All rooms, Yes</b> | Pool             | <b>Yes</b>          | Property type    | <b>House</b>     |
|                  |                       | Parking          | <b>Covered, Yes</b> | Condition        | <b>Brand New</b> |
|                  |                       |                  |                     | Bathrooms        | <b>3</b>         |
| Amenities        |                       | Location         |                     |                  |                  |



• Guest WC

Region: **Famagusta**

Coordinates: **34.985417939798 / 33.848366461902**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €315 000 + VAT

VAT for this property is **€16,330** or **€59,850**. 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>€2 072.00/m²</b> |                 |             |

## Representative: Purple International Real Estate

|                     |              |            |                                    |
|---------------------|--------------|------------|------------------------------------|
| Registration number | <b>1052</b>  | Email      | <b>info@purpleinternational.eu</b> |
| License number      | <b>512/E</b> | Legal name | <b>A.A. Purple Real Estate Ltd</b> |
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## Price change history

€315 000 on May 28, 2025







