

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

An excellent opportunity to own a well maintained ground floor apartment in the peaceful community of Xylofagou Larnaca District. Located in the residential complex Zambas Court this cozy apartment offers comfort convenience and great value perfect for first time buyers retirees or as a smart rental investment. Key Features Total internal area of 52sq.m. 12sq.m. uncovered veranda for outdoor enjoyment Exclusive right to private yard no.21 16sq.m. 1 uncovered parking space no. 7 Part of a 16 apartment building built in 2008 The apartment no. 1 comprises a bright open plan kitchen and sitting area 1 comfortable bedroom and 1 bathroom. The practical layout and outdoor space make it a great l...

### Property Info

Covered Area

**52**

### Plot / Area Info

### Additional info

Reference Number

**VL47851**

Property type

**Apartment**

Bathrooms

**1**

### Amenities

- Balcony

### Location

**Location:** Xylofagou **Region:** Famagusta

## Price: €75 000 + VAT

VAT for this property is **€3,750** or **€14,250**. 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>~€1 125.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 442.00/m²</b>		

## Representative: Nicolaou Estates

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## Price change history

€75 000 on May 28, 2025







