

3 Bedroom House for Sale in Famagusta District

Stunning 3 Bedroom Villa 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 a walk-in wardrobe. 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

Property Info

Covered Area **140**
Air Conditioning **All rooms, Yes**

Plot / Area Info

Plot area **440**
Pool **Yes**
Parking **Covered, Yes**

Additional info

Reference Number **20429**
Property type **House**
Condition **Brand New**
Bathrooms **3**

Amenities

- Guest WC

Location

Region: **Famagusta**
Coordinates: **34.984466417881 / 33.853636424922**

Price: €300 000 + VAT

VAT for this property is **€15,000** or **€57,000**. 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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €2 143.00/m² | | |

Representative: Purple International Real Estate

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|---------------------|--------------|------------|------------------------------------|
| Registration number | 1052 | Email | info@purpleinternational.eu |
| License number | 512/E | Legal name | A.A. Purple Real Estate Ltd |
| Phone: +35723811058 | | | |

Price change history

€300 000 on Aug 31, 2025





