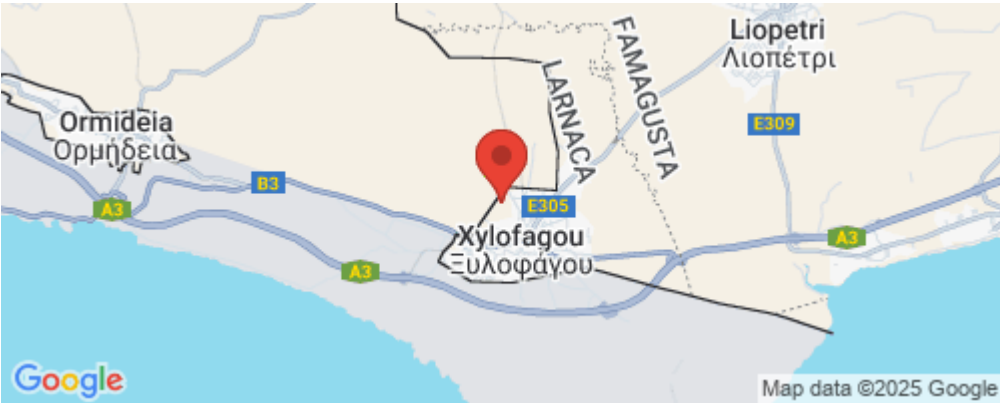


3 Bedroom House for Sale in Famagusta District

For sale: A modern detached villa off plan in the peaceful area of Xylofagou. This property offers a spacious internal area of 130 m2, thoughtfully designed for comfortable living. With three generous bedrooms and two stylish bathrooms, this villa is perfect for families or anyone looking for a serene retreat.



Xylofagou is known for its quiet charm and friendly community atmosphere. The area provides good access to local shops, schools, and essential services. Surrounded by natural beauty, Xylofagou offers a relaxed pace of life while still being within easy reach of lively coastal spots and main roads.

The villa is designed with clean, modern lines and high-quality finishes...

Property Info

Covered Area	130
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	252
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	20725
Property type	House
Condition	Brand New
Bathrooms	2

Amenities

- Guest WC

Location

Region: Famagusta  
Coordinates: 34.982727050671 / 33.84552637814

## 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.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 308.00/m<sup>2</sup></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

€300 000 on Sep 28, 2025





