

## 2 Bedroom Apartment for Sale in Famagusta District

Two Bedroom Apartment For Sale In Xylophagou, Famagusta - Title Deeds (New Build Process) This luxury, modern design complex consists of 2 Apartment blocks. Block A & Block B with 12 Apartments in each block located on the ground and first floor. There are a selection of one, two and three bedroom apartments spaced out over the two floors. The ground floor apartments have the added benefit of a private garden. The complex has a communal swimming pool and sunbathing area and is set in a village location only a short drive to the main motorway link taking you to Larnaca, Limassol, Paphos and Nicosia. - Master bedroom with ensuite facilities and fitted wardro...

### Property Info

### Plot / Area Info

Covered Area **77**

### Additional info

Reference Number	<b>mmk016n2/blockb</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

### Location

Region: **Famagusta**  
 Coordinates: **34.9792 / 33.85**

## Price: €150 000 + VAT

VAT for this property is **€7,500** or **€28,500**. 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>€1 948.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

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## Price change history

€147 000 on Feb 27, 2026

€150 000 on Mar 9, 2026













