

3 Bedroom Apartment for Sale in Famagusta District

Three 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 ward...

Property Info

Plot / Area Info

Covered Area **102**

Additional info

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|------------------|------------------------|
| Reference Number | mmk016n3/blocka |
| Property type | Apartment |
| Condition | Brand New |
| Bathrooms | 2 |

Amenities

Location

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

Price: €168 000 + VAT

VAT for this property is **€8,400** or **€31,920**. 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 | €1 647.00/m² | | |

Representative: Emerald Property Consultants

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|---------------------|--------------|------------|-------------------------------|
| Registration number | 845 | Email | info@cyprusemerald.com |
| License number | 329/E | Legal name | N/A |
| Phone: +35723080080 | | | |

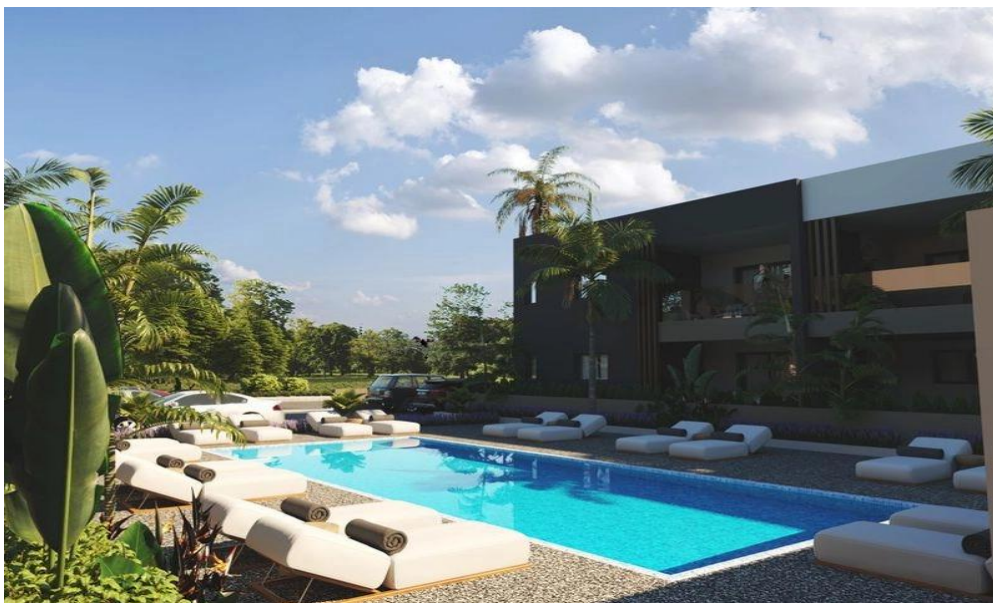
Price change history

€165 000 on Feb 27, 2026

€168 000 on Mar 9, 2026









Block A



Block A



GROUND FLOOR





