

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 **100**

Additional info

Reference Number	mmk016n3/blockb
Property type	Apartment
Condition	Brand New
Bathrooms	2

Amenities

Location

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

Price: €170 000 + VAT

VAT for this property is **€8,500** or **€32,300**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€1 700.00/m²		

Representative: Emerald Property Consultants

Registration number	845	Email	info@cyprusemerald.com
License number	329/E	Legal name	N/A
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Price change history

€166 000 on Feb 27, 2026

€170 000 on Mar 9, 2026











Block B 1ST FLOOR





