

3 Bedroom Apartment for Sale in Famagusta District

Three Bedroom Ground Floor Apartment For Sale In Xylophagou, Famagusta – Title Deeds (New Build Process) Last remaining 3 Bedroom ground floor apartment !! – Apt 04 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, Limasso...

Property Info

Plot / Area Info

Covered Area **102**

Additional info

Reference Number	mmk016n3g/block
Property type	Apartment
Condition	Brand New
Bathrooms	2

Amenities

Location

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

Price: €173 000 + VAT

VAT for this property is **€8,650** or **€32,870**. 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	€1 696.00/m²		

Representative: Emerald Property Consultants

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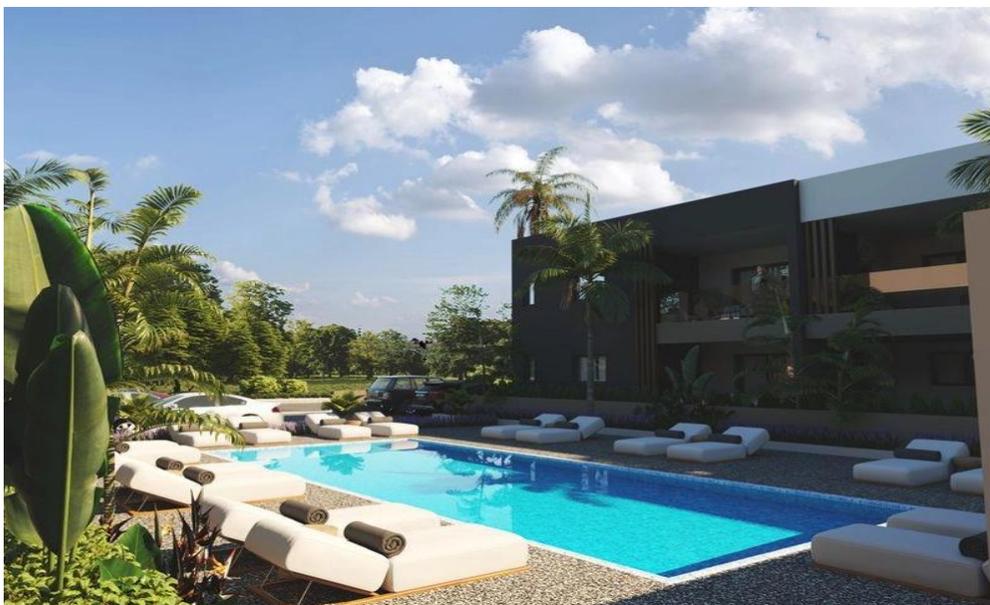
Price change history

€170 000 on Feb 27, 2026

€173 000 on Mar 9, 2026





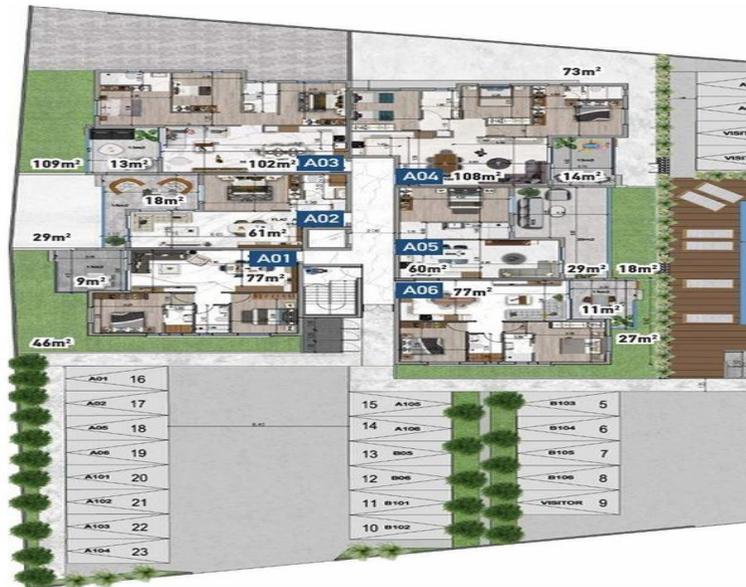




Block A



Block A



GROUND FLOOR