

3 Bedroom House for Sale in Famagusta District

Three Bedroom Detached Bungalow For Sale In Xylophagou, Famagusta - Title Deeds (New Build Process) This modern design complex consists of 4 beautiful 3 bedroom, 2 Bathroom bungalows. There is also an option to have a private swimming area The complex is set in a village location only a short drive to the sea, beaches and main motorway link taking you to Larnaca, Limassol, Paphos and Nicosia. Bungalow 3 or 4 - Master bedroom with ensuite facilities and fitted wardrobes - 2 Bedrooms with fitted wardrobes - Open plan living, dining & kitchen area - Family bathroom - Provisions for air conditioning &...

Property Info

Plot / Area Info

Covered Area **129**

Additional info

Reference Number **mmk018n3/d**

Property type **House**

Condition **Brand New**

Bathrooms **2**

Amenities

Location

Region: **Famagusta**

Coordinates: **34.9792 / 33.85**

Price: €295 000 + VAT

VAT for this property is **€14,750** or **€56,050**. 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	€2 287.00/m²		

Representative: Emerald Property Consultants

Registration number	845	Email	info@cyprusemerald.com
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Price change history

€295 000 on Mar 5, 2026







BUNGALOW No.3
 130m² COVERED AREAS
 17m² COVERED VERANDA
 21m² COVERED GARAGE
 TOTAL COVERED 168m²
 456m² PLOT
 3 BEDROOMS
 2 BATHROOMS
 OPTIONAL POOL 3x8



BUNGALOW No.4
 129m² COVERED AREAS
 13m² COVERED VERANDA
 33m² COVERED GARAGE
 TOTAL COVERED 175m²
 447m² PLOT
 3 BEDROOMS
 2 BATHROOMS
 OPTIONAL POOL 3x8

