

## 3 Bedroom House for Sale in Famagusta District

Three Bedroom Detached Villa For Sale In Xylophagou, Famagusta – Title Deeds (New Build Process) This modern design complex consists of three beautiful 3 bedroom, 2 Bathroom detached villas. 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. - Master bedroom with ensuite facilities and fitted wardrobes - 2 Bedrooms with fitted wardrobes - Open plan living, dining & kitchen area - Family bathroom - Guest W/C - Provisions for air conditioning&#01...



### Property Info

### Plot / Area Info

### Additional info

Covered Area **130**

Reference Number **mmk017n3**

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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 269.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

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## Price change history

€295 000 on May 5, 2026





