

## 3 Bedroom House for Sale in Xylofagou, Larnaca District

A 3-bedroom detached villa in a beautiful residential area very close to the centre of Xylophagou village. The neighbourhood of the villa is pleasant and it is very close to the primary school. Moreover, the house is just a few miles away from the sea and has a walking distance to many amenities. The villa consists of an open plan spacious kitchen with granite worktops and a dining area. It offers a luxury living room with double doors. There are three very large bedrooms on the first floor, which the master en-suite bedroom has its own shower/WC, a walk-in wardrobe and 55m2 balcony offering beautiful sea view. The other two bedrooms has a spacious family bathroom to share. Each of ...

### Property Info

Covered Area	<b>235</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area **425**

### Additional info

Reference Number	<b>29492</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2012</b>
Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

**Location:** Xylofagou Region: **Larnaca**

## Price: €300 000 + VAT

VAT for this property is **€30,191** or **€57,000**. 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>~€8 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 277.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€300 000 on May 22, 2024













