

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

A deluxe 4-bedroom detached villa in a quiet and beautiful area in Xylophagou village just a few miles away from the sea and a couple of minutes away from the centre of the village and all the amenities.

The ground floor consists of an amazing hall entrance with high decoration and a high quality of finishes. The entrance leads to the spacious living area with the fire place next to it. Moreover, next to it is the kitchen area and the 2 bedrooms with a communal bathroom and WC.

The first floor consists of 2 en-suite bedrooms and a study area which all of them are very beautiful and elegance from inside, with wood finishes. Also there is a cinema room which can be converted eas...

### Property Info

Covered Area	<b>276</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>539</b>
-----------	------------

### Additional info

Reference Number	<b>29432</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2011</b>
Bathrooms	<b>3</b>

### Amenities

- Storage room

### Location

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

## Price: €330 000 + VAT

VAT for this property is **€37,591** or **€62,700**. 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>~€9 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 196.00/m<sup>2</sup></b>		

## Representative: 1st Class Homes

Registration number

**690**

Email

**info@1stclass-homes.com**

License number

**367/E**

Legal name

**KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD**

Phone: **+35725310243, +35770000889**

## Price change history

€330 000 on May 22, 2024





