

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

A luxury 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 house was built in 2008 and it has a covered area of 550 square meters and a huge plot of 2342 square meters.

The house offers many facilities including a fantastic swimming pool of 22 x 17, with a bridge crossing over it, water features, shaded verandas and a fantastic pool house with retractable doors, air conditioning, fireplace, kitchen and living area!

The main house has four En-suite bedrooms, a walk in wardrobe, sauna, 2 kitchens, an office and even an upstairs vera...

### Property Info

Covered Area	<b>550</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>2342</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>29898</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>4</b>

### Amenities

- Storage room

### Location

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

## Price: €1 250 000 + VAT

VAT for this property is **€189,773** or **€237,500**. 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>~€46 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 273.00/m<sup>2</sup></b>		

## Representative: 1st Class Homes

Registration number

**690**

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## Price change history

€1 250 000 on May 22, 2024







