

## 8,346m<sup>2</sup> Plot for Sale in Xylofagou, Larnaca District

Residential field, extending to about 8.346sq.m. in total, located in Xylofagou village, Larnaca. The property has a flat surface and its access is via a registered dirt road with total frontage of approximately 150m. A planning permit for the division to 8 plots has been issued by the local authorities. The plot division is as follow: Plot 1, total area 547 sq.m frontage 21m Plot 2, total area 584 sq.m frontage 24m Plot 3, total area 525 sq.m frontage 43m Plot 4, total area 586 sq.m frontage 22m Plot 5, total area 822 sq.m frontage 26m Plot 6, total area 602 sq.m frontage 44m Plot 7, total area 744 sq.m frontage 55m Plot 8, total area 573 sq.m frontage 38m The asset is located ...

### Property Info

Covered Area

**8346**

### Plot / Area Info

Plot area

**8346**

### Additional info

Reference Number

**23457**

Property type

**Land and Plots**

Condition

**Pre-Owned**

### Amenities

#### Location

**Location:** Xylofagou

Region: **Larnaca**

Coordinates: **34.981748 / 33.859081**

## Price: €240 000 + VAT

VAT for this property is **€44,996** or **€45,600**. 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>~€6 200.00</b>           | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€29.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€315 000 on Aug 2, 2024  
 €240 000 on Feb 28, 2026



