


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

Astonishing Three Bedroom Villa for Sale Outskirts of Xylofagou Village, Larnaca. Xylofagou has amenities such as schools, supermarkets, banks, pharmacies, restaurants etc. The house is situated in a quiet residential area just 2 km from the sea and has very good accessibility due to its proximity to the motorway. 

Luxurious Bungalow for sale in Larnaca, Xylofagou Vilage. The property has internal covered area of 136 sq m in a huge plot of 2723 sq m. It consists of an open plan living/dining area, kitchen, three bedrooms the master en-suite and a main bathroom. A true gem of this property is its private swimming pool with skimmer-liner.It's, a refreshing sanctuary for leisurely s...

### Property Info

Covered Area **136**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **1126**  
 Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **45914**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **1**  
 View **Mountains view**

### Amenities

- Garden

### Location

**Location:** Xylofagou

Region: **Larnaca**

Coordinates: **34.986862370588 / 33.840910963972**

## Price: €510 000 + VAT

VAT for this property is **€25,500** or **€96,900**. 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>€3 750.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

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## Price change history

€510 000 on Aug 10, 2024



