

4 Bedroom House for Sale in Xylofagou, Larnaca District

Spacious 4-Bedroom House with Garden and Photovoltaic System for Sale in Xylofagou, Larnaca District. This charming 4-bedroom house is located in a quiet residential area of Xylofagou, in the southeastern part of Cyprus, in the fertile region of Kokkinochoria. The property offers easy access to the motorway and is close to all necessary amenities such as schools, supermarkets, and cafes, ensuring the perfect balance between tranquility and convenience.



The ground floor of the house consists of 4 spacious bedrooms, with the master bedroom featuring an en-suite bathroom and a walk-in closet. The open-plan living and dining area is connected to a kitchen, creating a warm and functiona...

| Property Info | | Plot / Area Info | | Additional info | |
|------------------|--|------------------|-----------------|------------------|-----------|
| Covered Area | 220 | Plot area | 4665 | Reference Number | 48544 |
| Heating | Central Heating, Yes | Parking | Covered, Yes | Property type | House |
| Air Conditioning | All rooms, Yes | | | Condition | Pre-Owned |
| | | | | Bathrooms | 1 |
| Amenities | | Location | | | |
| • Guest WC | Location: Xylofagou | | Region: Larnaca | | |
| | Coordinates: 34.987474800608 / 33.857979499011 | | | | |

Price: €650 000 + VAT

VAT for this property is **€61,455** or **€123,500**. 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.

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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€22 600.00 | Common expenses | None |
| | | Price per SQM | €2 955.00/m² | | |

Representative: Kalogirou Real Estate

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|---------------------|--------------|------------|-------------------------------------|
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Price change history

€650 000 on Sep 18, 2024

















