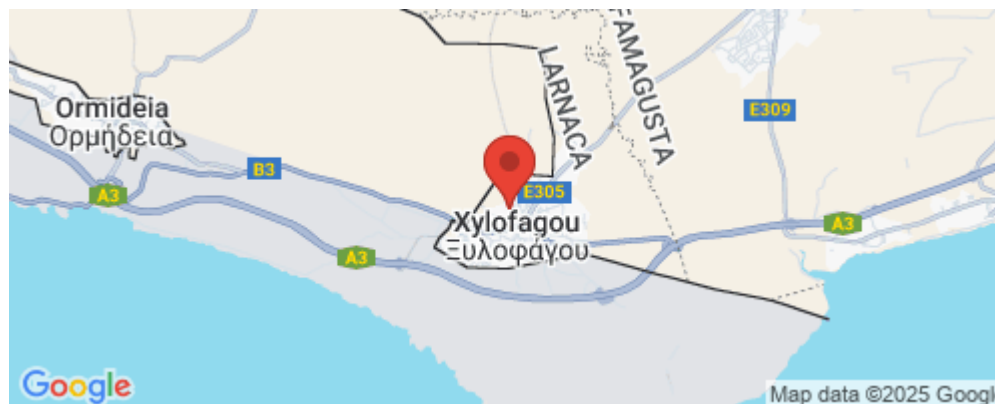


## 2 Bedroom Apartment for Sale in Xylofagou, Larnaca District

Amazing, Two Bedroom Apartment for Sale in Xylofagou area, Larnaca. Located at the South - East point of Cyprus. Xylofagou has amenities such as schools, supermarkets, banks, pharmacies, restaurants etc. The house is situated in a quiet residential area just 2.5 km from the sea and has very good accessibility due to its proximity to the motorway.



Ground Floor Apartment for Sale in Xylofagou, Larnaca Town. It has internal covered area of 83 sq m. It consists of an open plan living/dining room, kitchen, two bedrooms the master en suite and one main bathroom. It offers 9 sq m covered veranda, a beautiful garden of 69 sq m and an amazing common swimming pool.

The apartment is ...

### Property Info

Covered Area **83**  
Furnishing **Unfurnished**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Pool **Yes**  
Parking **Uncovered, Yes**

### Additional info

Reference Number **49064**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

- Garden

### Location

**Location:** Xylofagou Region: **Larnaca**  
Coordinates: **34.979847571066 / 33.847627062427**

**Price: €139 000 + VAT**

VAT for this property is **€6,950** or **€26,410**. 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>€1 675.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

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License number	<b>569/E</b>	Legal name	<b>N/A</b>
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**Price change history**

€139 000 on Oct 25, 2024  
€142 000 on Nov 28, 2024  
€145 000 on Mar 22, 2025  
€139 000 on Jul 16, 2025



