

## 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	Plot / Area Info	Additional info
Covered Area	<b>83</b>	Reference Number
Furnishing	<b>Unfurnished</b>	Property type
Air Conditioning	<b>All rooms, Yes</b>	Condition
		Bathrooms

Amenities	Location	
• Garden	<b>Location:</b> Xylofagou <b>Coordinates:</b> <b>34.979847571066 / 33.847627062427</b>	Region: <b>Larnaca</b>

## 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 Price per SQM	<b>None</b> <b>€1 675.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<a href="mailto:info@kalogirourealstate.com">info@kalogirourealstate.com</a>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## 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



