


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

Luxury, Three-Bedrooms Bungalow for sale in Xylofagou area in Larnaca district. Located at the South-East point of Cyprus, Xylofagou is one of the fertile 'red soil villages' called Kokkinochoria and belongs in the Larnaca district. Easy access to motorway and close to all amenities as schools, supermarkets, café etc. 

Bungalow For Sale in Xylofagou area. The property has internal covered area of 130.8 sq.m in a plot of 522 sq m. The house comprises an open plan living/dining area, kitchen a guest toilet, three bedrooms the master en-suite and with walkin-closet and a main family bathroom. Moreover, it offers beautiful garden, a lot of green area, covered parking space and opti...

### Property Info

Covered Area **131**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **522**  
 Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **45871**  
 Property type **House**  
 Condition **Brand New**

### Amenities

- Guest WC

### Location

**Location:** Xylofagou Region: **Larnaca**  
 Coordinates: **34.986258837523 / 33.848795129114**

## Price: €315 000 + VAT

VAT for this property is **€15,750** or **€59,850**. 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>€2 405.00/m<sup>2</sup></b> |                 |             |

## Representative: Kalogirou Real Estate

|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
| Registration number        | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number             | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: <b>+35724003723</b> |              |            |                                     |

## Price change history

€315 000 on Oct 27, 2024

