

3 Bedroom House for Sale in Xylofagou, Larnaca District

Amazing, 3- Bedroom Villa with Pool for Sale in 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. ✖

Double storey villa, for sale in the charming village of Xylofagou. The ground floor consists of an open plan kitchen, living, dining area and guest wc. The first floor, consists of a main bathroom, three bedrooms, master bedroom is en suite with shower & wc. Externally, the property boasts covered veranda, spacious garden, private swimming pool (3x7) and covered park...

Property Info		Plot / Area Info		Additional info	
Covered Area	130	Plot area	327	Reference Number	50382
Air Conditioning	All rooms, Yes	Pool	Yes	Property type	House
		Parking	Covered, Yes	Condition	Brand New
				Bathrooms	2

Amenities	Location	Region
• Guest WC	Location: Xylofagou Coordinates: 34.984404377601 / 33.853464823949	Larnaca

Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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	Excluded	Title transfer fee Price per SQM	None €2 462.00/m²	Common expenses	None
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Representative: Kalogirou Real Estate

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

Price change history

€255 000 on Feb 12, 2025

€320 000 on Oct 7, 2025





