

### 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

Covered Area **130**  
Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **327**  
Pool **Yes**  
Parking **Covered, Yes**

#### Additional info

Reference Number **50382**  
Property type **House**  
Condition **Brand New**  
Bathrooms **2**

#### Amenities

- Guest WC

#### Location

**Location:** Xylofagou  
**Coordinates:** **34.984404377601 / 33.853464823949**

Region: **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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 462.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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## Price change history

€255 000 on Feb 12, 2025

€320 000 on Oct 7, 2025





