

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 (3×7) and covered park...

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

Amenities	Location	
Guest WC	Location: Xylofagou	Region: Larnaca
• Guest WC	Coordinates: 34 984404377601 / 33 853464823949	

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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	None Common ovnenses		Nama
		Price per SQM	€2 462.00/m ²	Common expenses	None

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























