

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

Three Bedroom, Bungalow 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.



Discover this modern 110 sqm bungalow set on a 343 sqm plot in the charming village of Xylofagou. The home features an open-plan living and dining area, kitchen, a guest toilet, three bedrooms including a master en-suite, and a family bathroom. Externally, the property boasts a spacious garden, covered parking and private swimming pool.

Part of an exclusive 6-bungalow res...

Property Info		Plot / Area Info	•	Additional info	
Covered Area Air Conditioning	110 All rooms, Yes	Plot area Pool Parking	343 Yes Covered, Yes	Reference Number Property type Condition Bathrooms	50383 House Brand New 2

Amenities Location

Location: Xylofagou Region: Larnaca

Coordinates: **34.984404377601** / **33.853464823949** 



**Price: €310 000 + VAT** 

VAT for this property is €15,500 or €58,900. 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 ovnences	Nama
		Price per SQM	€2 818.00/m <sup>2</sup>	Common expenses	None

## Representative: Kalogirou Real Estate

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License number	569/E	Legal name	N/A

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## **Price change history**

€270 000 on Feb 12, 2025 €300 000 on Sep 7, 2025 €310 000 on Oct 7, 2025















