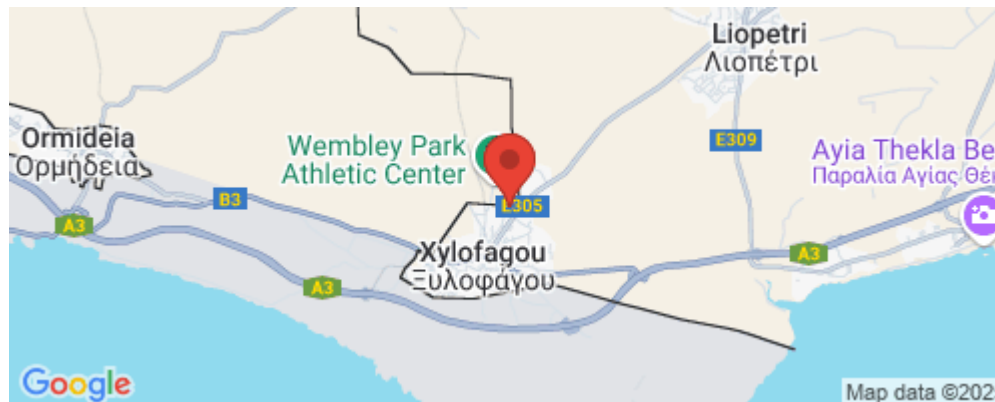


### 3 Bedroom House for Sale in Xylofagou, Larnaca District

Amazing Bungalow 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 optional private swimming pool.

Part of an exclusive 6-bungalow residential...

#### Property Info

Covered Area **110**  
Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **343**  
Pool **Yes**  
Parking **Covered, Yes**

#### Additional info

Reference Number **50383**  
Property type **House**  
Condition **Brand New**  
Bathrooms **2**

#### Amenities

- Guest WC

#### Location

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

Region: **Larnaca**

## Price: €270 000 + VAT

VAT for this property is **€13,500** or **€51,300**. 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>€2 455.00/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

€270 000 on Feb 12, 2025









