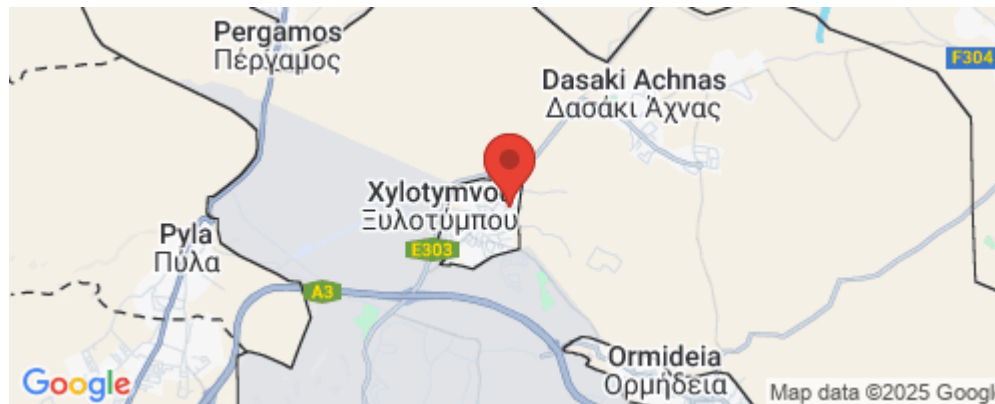


## 4 Bedroom House for Sale in Larnaca District

Semi Detached, with modern design, 4-bedroom house for sale in Xylozimvou area. Xylozimvou area is situated only 10 minutes' drive to the nearest beach, 20 minutes' drive to Larnaca Town Centre and 25 minutes' drive to the International Airport of Larnaca. The house is located in a quiet residential road and gives easy access to the main motorway which connects to Larnaca, Lefkosa, Lemesos, Pafos and Ammochostos. An ideal home for permanent residency.



House for sale in Larnaca, in Xylozimvou area. The property consists of 4 bedrooms, separate kitchen, 2 showers, 2wc, A/C, covered parking, garden, covered and uncovered veranda.

### Property Info

Covered Area **180**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **242**  
Parking **Covered, Yes**

### Additional info

Reference Number **51099**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **2**

### Amenities

- Guest WC

### Location

Region: **Larnaca**  
Coordinates: **35.019047 / 33.747734**

## Price: €220 000 + VAT

VAT for this property is **€16,133** or **€41,800**. 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>~€5 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 222.00/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

€220 000 on Mar 28, 2025









