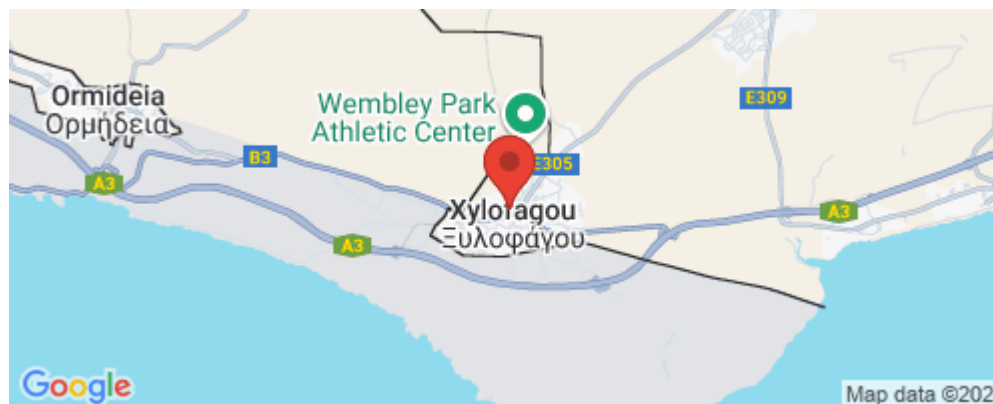


## 3 Bedroom House for Sale in Xylofagou, Larnaca District

- 3 bedrooms
- 2 W/C
- Internal Area 136m<sup>2</sup>
- Uncovered Verandas 72m<sup>2</sup>
- Plot Area 2.723m<sup>2</sup>
- Swimming Pool



### Property Info

Covered Area	<b>136</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>2723</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>11282</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

#### Location

**Location:** Xylofagou  
**Coordinates:** **34.978211567435 / 33.848142430755**

Region: **Larnaca**

**Price: €510 000 + VAT**

VAT for this property is **€25,500** or **€96,900**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 750.00/m<sup>2</sup></b>		

**Representative: Kadis Estates**

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License number	<b>62/E</b>	Legal name	<b>N/A</b>
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**Price change history**

€510 000 on Apr 5, 2025







