

3 Bedroom Apartment for Sale in Xylofagou, Larnaca District

Charming 3-Bedroom Ground Floor Apartment in Xylofagou, Larnaca – A Place to Call Home

Experience comfort and countryside charm with this beautiful 3-bedroom ground floor apartment in Xylofagou, Larnaca, exclusively listed by G&P Lazarou Estate Agents.

Covering 208 m², this inviting home features one bathroom and one en-suite shower, covered verandas, uncovered parking, and a private garden — perfect for outdoor living. A common swimming pool adds a touch of resort-style relaxation.

Nestled in the peaceful village of Xylofagou, this apartment offers a tranquil lifestyle while staying close to Larnaca’s city center, beautiful beaches, and all daily convenience...

Property Info

Covered Area	117
Covered Veranda	14
Total Number of Floors	1
Furnishing	Unfurnished
Air Conditioning	All rooms, Yes

Plot / Area Info

Pool	Common, Yes
Parking	Uncovered, Yes

Additional info

Reference Number	52909
Property type	Apartment
Construction Year	2026
Bathrooms	2

Amenities

- Parking

Location

Location: Xylofagou Region: **Larnaca**

Price: €165 000 + VAT

VAT for this property is **€8,250** or **€31,350**. 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	~€3 275.00	Common expenses	None
		Price per SQM	€1 410.00/m²		

Representative: G&P Lazarou Estate Agents

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Price change history

€165 000 on Apr 12, 2025







