

3 Bedroom Apartment for Sale in Xylofagou, Larnaca District

Charming 3-Bedroom First Floor Apartment in Xylofagou, Larnaca

Discover this inviting 3-bedroom first floor apartment in Xylofagou, Larnaca, proudly listed by G&P Lazarou Estate Agents.

With a total area of 117 m², it features one bathroom, an en-suite shower, covered verandas, uncovered parking. Attached to a green area, the home offers peace, privacy, and natural beauty. A shared swimming pool adds extra comfort and a sense of community.

Situated in the quiet village of Xylofagou, yet close to Larnaca's city center and beaches, this property is perfect as a family home, a holiday retreat, or a smart real estate investment in Cyprus.

Contact G&P Lazar...

Property Info

Covered Area	117
Covered Veranda	14
Floor Number	1
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	52917
Property type	Apartment
Construction Year	2026
Bathrooms	2

Amenities

- Parking

Location

Location: Xylofagou Region: **Larnaca**

Price: €162 000 + VAT

VAT for this property is **€8,100** or **€30,780**. 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	~€3 200.00	Common expenses	None
		Price per SQM	€1 385.00/m²		

Representative: G&P Lazarou Estate Agents

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Price change history

€162 000 on Apr 12, 2025







