

## 1 Bedroom Apartment for Sale in Xylofagou, Larnaca District

Charming 1-Bedroom First Floor Apartment in Xylofagou, Larnaca

Discover this inviting 1-bedroom first floor apartment in Xylofagou, Larnaca, proudly listed by G&P Lazarou Estate Agents.

With a total area of 67 m<sup>2</sup>, it features one bathroom, 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 Lazarou Estate Agents toda...

### Property Info

Covered Area	<b>67</b>
Covered Veranda	<b>12</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>
Furnishing	<b>Unfurnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>52918</b>
Property type	<b>Apartment</b>
Construction Year	<b>2026</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Xylofagou Region: **Larnaca**

## Price: €110 000 + VAT

VAT for this property is **€5,500** or **€20,900**. 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>~€1 900.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 642.00/m²</b>		

## Representative: G&P Lazarou Estate Agents

Registration number	<b>701</b>	Email	<b>info@gpazarou.com</b>
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## Price change history

€110 000 on Apr 12, 2025













