

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

Charming 3-Bedroom Ground Floor Apartment in Xylofagou, Larnaca

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

With a total area of 239 m<sup>2</sup>, it features one bathroom, an en-suite shower, covered verandas, uncovered parking, and a private garden — ideal for outdoor living. 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.

## Price: €170 000 + VAT

VAT for this property is **€8,500** or **€32,300**. 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>~€3 400.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 491.00/m²</b> |                 |             |

## Representative: G&P Lazarou Estate Agents

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>701</b>   | Email      | <b>info@gp Lazarou.com</b>               |
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## Price change history

€170 000 on Apr 12, 2025













