

1 Bedroom Apartment for Sale in Xylofagou, Larnaca District

Charming 1-Bedroom Ground Floor Apartment in Xylofagou, Larnaca

Discover this inviting 1-bedroom ground floor apartment in Xylofagou, Larnaca, proudly listed by G&P Lazarou Estate Agents. With a total area of 122 m², it features one bathroom, 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.

Contact G&...

Property Info

Covered Area	93
Covered Veranda	31
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	52924
Property type	Apartment
Construction Year	2026
Bathrooms	1

Amenities

- Parking

Location

Location: Xylofagou Region: **Larnaca**

Price: €115 000 + VAT

VAT for this property is **€5,750** or **€21,850**. 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	~€2 025.00	Common expenses	None
		Price per SQM	€1 237.00/m²		

Representative: G&P Lazarou Estate Agents

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Price change history

€115 000 on Apr 12, 2025







