

For Sale, Apartment, Ground Apartment, Larnaca, Xylofagou, 96m²

Charming 2-Bedroom Ground Floor Apartment in Xylofagou, Larnaca

Discover this inviting 2-bedroom ground floor apartment in Xylofagou, Larnaca, proudly listed by G&P Lazarou Estate Agents.

With a total area of 146 m², 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: €145 000 + VAT

VAT for this property is **€7,250** or **€27,550**. 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	~€2 775.00	Common expenses	None
		Price per SQM	€1 510.00/m²		

Representative: G&P Lazarou Estate Agents

Registration number	701	Email	info@gp Lazarou.com
License number	442/E	Legal name	G&P Lazarou Estate Agents Ltd
Phone: +35722024949, +35799832817			

Price change history

€145 000 on Apr 12, 2025







