

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

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 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: €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	<b>Excluded</b>	Title transfer fee	<b>~€2 775.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 510.00/m²</b>		

## Representative: G&P Lazarou Estate Agents

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## Price change history

€145 000 on Apr 12, 2025













