

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

Charming 3-Bedroom First Floor Apartment in Xylofagou, Larnaca – A Place to Call Home

Experience comfort and countryside charm with this beautiful 3-bedroom first floor apartment in Xylofagou, Larnaca, exclusively listed by G&P Lazarou Estate Agents.

Covering 114 m<sup>2</sup>, this inviting home features one bathroom and one en-suite shower, covered verandas, uncovered parking and pool view. A common swimming pool adds a touch of resort-style relaxation.

Nestled in the peaceful village of Xylofagou, this apartment offers a tranquil lifestyle while staying close to Larnaca's city center, beautiful beaches, and all daily conveniences.

Whether you're searching ...

### Property Info

Covered Area	<b>114</b>
Covered Veranda	<b>14</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>52928</b>
Property type	<b>Apartment</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

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

## 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

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## Price change history

€170 000 on Apr 12, 2025













