


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

Lovely, Two Bedroom Apartment for Sale in Xylofagou area, Larnaca. Located at the South – East point of Cyprus, Xylofagou has amenities such as schools, supermarkets, banks, pharmacies, restaurants etc. The house is situated in a quiet residential area just 3 km from the sea and has very good accessibility due to its proximity to the motorway. 

Two Bedroom Apartment for Sale in Xylofagou, Larnaca Town. It has internal covered area of 84 sq m. It consists of an open plan kitchen with living room, two bedrooms, with the master bedroom to belong en-suite shower with W/C and one main shower with W/C. It offers 13sq.m of covered veranda, uncovered parking space.

The apartment is...

### Property Info

Covered Area  
Air Conditioning

**84**  
**All rooms, Yes**

### Plot / Area Info

Pool  
Parking

**Yes**  
**Uncovered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**51295**  
**Apartment**  
**Brand New**  
**2**

### Amenities

- Garden

### Location

**Location:** Xylofagou

Region: **Larnaca**

Coordinates: **34.984973412573 / 33.844122763019**

**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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 726.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

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**Price change history**

€145 000 on Apr 15, 2025





