

1 Bedroom Apartment for Sale in Xylofagou, Larnaca District

Cute, One Bedroom Apartment with Garden 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.



One Bedroom Apartment for Sale in Xylofagou, Larnaca Town. It has internal covered area of 55 sq m. It consists of an open plan kitchen with living room, one bedroom and one main shower with W/C. It offers 12sq.m of covered veranda and uncovered parking space. The property has a view to the green area.

The apartment is a p...

| Property Info    |                | Plot / Area Info                               |                | Additional info  |           |
|------------------|----------------|--|----------------|------------------|-----------|
|                  |                |  |                | Reference Number | 51299     |
| Covered Area     | 55             | Pool   | Yes            | Property type    | Apartment |
| Air Conditioning | All rooms, Yes | Parking  | Uncovered, Yes | Condition        | Brand New |
|                  |                |  |                | Bathrooms        | 1         |
| Amenities        |                | Location                                       |                |                  |           |
| • Garden         |                | Location: Xylofagou                            |                | Region: Larnaca  |           |
|                  |                | Coordinates: 34.984973412573 / 33.844122763019 |                |                  |           |

## 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 | <b>Excluded</b> | Title transfer fee | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 091.00/m<sup>2</sup></b> |                 |             |

## Representative: Kalogirou Real Estate

|                     |              |            |                                     |
|---------------------|--------------|------------|-------------------------------------|
| Registration number | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number      | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: +35724003723 |              |            |                                     |

## Price change history

€110 000 on Apr 15, 2025  
 €115 000 on Jul 16, 2025





