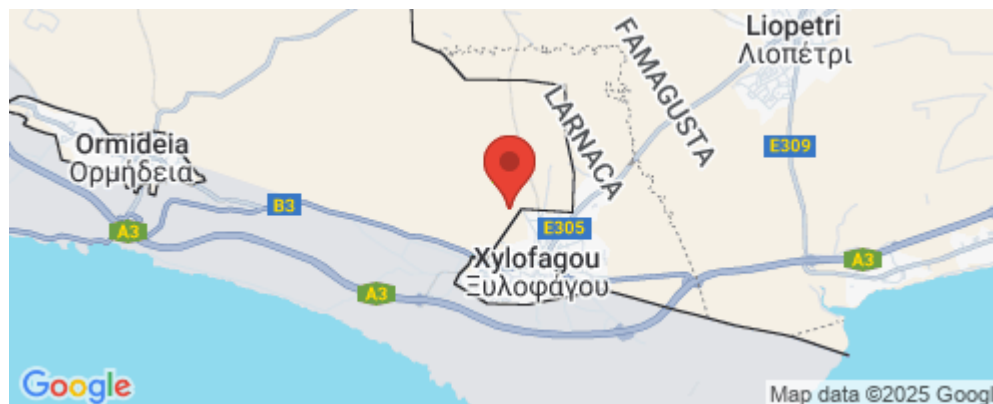


## 3 Bedroom Apartment for Sale in Xylofagou, Larnaca District

Amazing, Three 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.



Three Bedroom Apartment for Sale in Xylofagou, Larnaca Town. It has internal covered area of 105 sq m. It consists of an open plan kitchen with living room, three bedrooms, with the master bedroom to belong en-suite shower with W/C and one main shower with W/C. It offers 15sq.m of covered veranda, 89sq.m of specious garden an...

| Property Info    |                | Plot / Area Info                               |                | Additional info  |           |
|------------------|----------------|--|----------------|------------------|-----------|
|                  |                |  |                | Reference Number | 51303     |
| Covered Area     | 105            | Pool   | Yes            | Property type    | Apartment |
| Air Conditioning | All rooms, Yes | Parking  | Uncovered, Yes | Condition        | Brand New |
|                  |                |  |                | Bathrooms        | 2         |
| Amenities        |                | Location                                       |                |                  |           |
| • Garden         |                | Location: Xylofagou                            |                | Region: Larnaca  |           |
|                  |                | Coordinates: 34.984973412573 / 33.844122763019 |                |                  |           |

## Price: €175 000 + VAT

VAT for this property is **€8,750** or **€33,250**. 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>€1 667.00/m²</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

€175 000 on Apr 15, 2025





