

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

Charming 3-Bedroom Bungalow for Sale in Xylofagou, Larnaca – G&P Lazarou Estate Agents

Discover the perfect blend of comfort and tranquility with this stunning 3-bedroom bungalow in Xylofagou, Larnaca, proudly presented by G&P Lazarou Estate Agents. Located in a quiet and family-friendly area, the property offers excellent access to the highway, local schools, shops, and is just minutes away from Larnaca's beautiful beaches.

Situated on a spacious 420m<sup>2</sup> plot, this home features a total covered area of 169m<sup>2</sup>. It includes a master bedroom with en-suite bathroom, a main bathroom, a covered veranda, covered parking, and the option to add a private swimming pool—pe...

### Property Info

Covered Area	<b>169</b>
Covered Veranda	<b>17</b>
Furnishing	<b>Unfurnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>420</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>53296</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

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

## Price: €280 000 + VAT

VAT for this property is **€18,407** or **€53,200**. 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>€1 657.00/m²</b>		

## Representative: G&P Lazarou Estate Agents

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## Price change history

€280 000 on May 8, 2025

