

3 Bedroom House for Sale in Xylofagou, Larnaca District

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

Discover the perfect blend of comfort and tranquility with this stunning 3-bedroom villa 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 420m² plot, this home features a total covered area of 175m². 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—perfect ...

Property Info

Covered Area	175
Covered Veranda	14
Furnishing	Unfurnished
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	420
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	53297
Property type	House
Condition	Under Construction
Bathrooms	2

Amenities

- Parking

Location

Location: Xylofagou Region: **Larnaca**

Price: €295 000 + VAT

VAT for this property is **€20,650** or **€56,050**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€1 686.00/m²		

Representative: G&P Lazarou Estate Agents

Registration number	701	Email	info@gpazarou.com
License number	442/E	Legal name	G&P Lazarou Estate Agents Ltd
Phone: +35722024949, +35799832817			

Price change history

€295 000 on May 8, 2025

