

4 Bedroom House for Sale in Xylofagou, Larnaca District

Spacious 4-Bedroom House with Garden and Photovoltaic System for Sale in Xylofagou, Larnaca District. This charming 4-bedroom house is located in a quiet residential area of Xylofagou, in the southeastern part of Cyprus, in the fertile region of Kokkinochoria. The property offers easy access to the motorway and is close to all necessary amenities such as schools, supermarkets, and cafes, ensuring the perfect balance between tranquility and convenience.

The ground floor of the house consists of 4 spacious bedrooms, with the master bedroom featuring an en-suite bathroom and a walk-in closet. The open-plan living and dining area is connected to a kitchen, creating a warm and functiona...

Property Info

Covered Area	220
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	4665
Parking	Covered, Yes

Additional info

Reference Number	48544
Property type	House
Condition	Pre-Owned
Bathrooms	2

Amenities

- Guest WC

Location

Location: Xylofagou Region: **Larnaca**
Coordinates: **34.987474800608 / 33.857979499011**

Price: €650 000 + VAT

VAT for this property is **€61,455** or **€123,500**. 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	~€22 600.00	Common expenses	None
		Price per SQM	€2 955.00/m²		

Representative: Kalogirou Real Estate

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Price change history

€650 000 on Jun 17, 2025

















