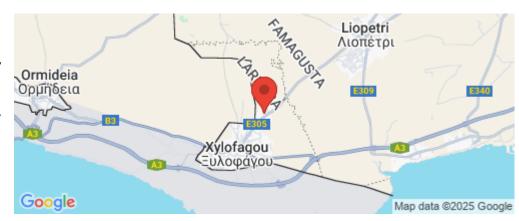


4 Bedroom House for Sale in Xylofagou, Larnaca District

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...

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Property Info		Plot / Area Info		Additional info	
Covered Area Heating Air Conditioning	220 Central Heating, Yes All rooms, Yes	Plot area Parking	4665 Covered, Yes	Reference Number	48544 House
				Property type Condition	Pre-Owned
				Bathrooms	2

Amenities Location

• Guest WC 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

Price per SQM €2 955.00/m²

Common expenses None

Representative: Kalogirou Real Estate

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Price change history

€650 000 on Jun 17, 2025









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