

## 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  
Heating  
Air Conditioning

**220**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Plot area  
Parking

**4665**  
**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**48544**  
**House**  
**Pre-Owned**  
**2**

### Amenities

- Guest WC

### Location

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

Region: **Larnaca**

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€22 600.00</b> <b>€2 955.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€650 000 on Jun 17, 2025

















