

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

New project in Xylofagou, Larnaca.

### Key Features

Photovoltaic system  
 Option for swimming pool  
 3 bedrooms  
 Open-plan layout  
 Master bedroom with en-suite  
 Main bathroom + guest WC

### AVAILABILITY

House

Internal area 140 sq.m.  
 Covered veranda 14 sq.m.  
 Covered garage 16 sq.m.

There are more houses available in this project.

Status: Off plan

### Property Info

### Plot / Area Info

### Additional info

Reference Number  
 Property type  
 Condition  
 Construction Year  
 Bathrooms

**58340**  
**House**  
**Under Construction**  
**2026**  
**2**

Covered Area

**154**

Plot area

**440**

### Amenities

- Storage room

### Location

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

## Price: €300 000 + VAT

VAT for this property is **€16,091** or **€57,000**. 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>€1 948.00/m²</b> |                 |             |

## Representative: 1st Class Homes

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>690</b>   | Email      | <b>info@1stclass-homes.com</b>                                     |
| License number                           | <b>367/E</b> | Legal name | <b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b> |
| Phone: <b>+35725310243, +35770000889</b> |              |            |  |

## Price change history

€300 000 on Jun 17, 2025

