

## 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	<b>58340</b>
				Property type	<b>House</b>
Covered Area	<b>154</b>	Plot area	<b>440</b>	Condition	<b>Under Construction</b>
				Construction Year	<b>2026</b>
				Bathrooms	<b>2</b>
Amenities		Location			
• Storage room		<b>Location:</b> Xylofagou Region: <b>Larnaca</b>			

## 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>
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## Price change history

€300 000 on Jun 17, 2025

