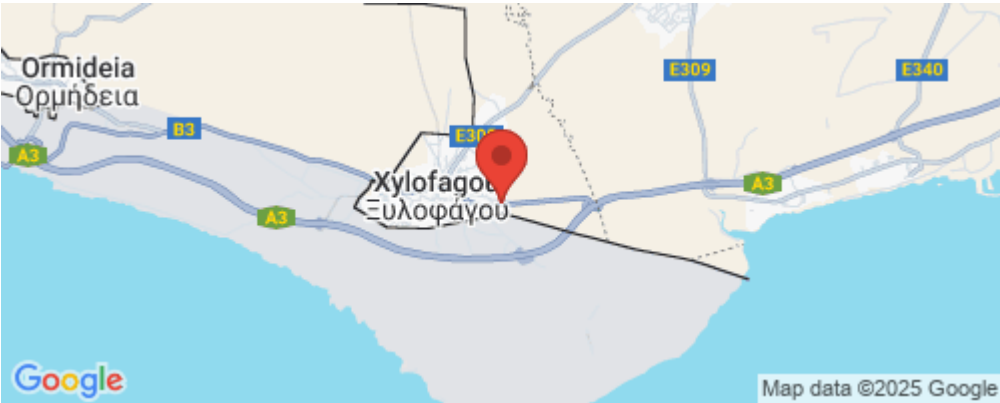


1 Bedroom Apartment for Sale in Xylofagou, Larnaca District

Second Floor, One Bedroom Apartment for sale in Xylofagou area, Larnaca. Located in a quiet residential area of Xylofagou village. It is approximately 820m from the village center and 845m from the Larnaca - Ayia Napa motorway, offering easy access to Larnaca, Ayia Napa, and other nearby towns. The wider area features a mix of residential and touristic developments, ideal for permanent living or investment.



Second floor apartment for sale in Xylofagou area. It consists of an open plan kitchen, living, dining area, one bedroom, one bathroom, and a large uncovered balcony of approx. 95 sqm, ideal for outdoor use. The property also benefits from an exclusive covered parking spac...

Property Info		Plot / Area Info		Additional info	
Covered Area	54	Parking	Covered, Yes	Reference Number	52168
				Property type	Apartment
				Condition	Pre-Owned
				Bathrooms	1
Amenities		Location		Region: Larnaca	
• Balcony		Location: Xylofagou			
		Coordinates: 34.97522165 / 33.85984106			

Price: €64 000 + VAT

VAT for this property is **€3,200** or **€12,160**. 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	~€960.00	Common expenses	None
		Price per SQM	€1 185.00/m²		

Representative: Kalogirou Real Estate

Registration number	1104	Email	info@kalogirourealestate.com
License number	569/E	Legal name	N/A
Phone: +35724003723			

Price change history

€64 000 on Jun 28, 2025



