

## 1 Bedroom Apartment for Sale in Xylofagou, Larnaca District

Top Floor, One Bedroom Apartment for Sale in Xylofagou, Larnaca. Located on the second floor of Antria Court, Block B, this one-bedroom apartment offers a comfortable layout in a quiet residential neighborhood of Xylofagou, just minutes from local amenities and with direct access to the Larnaca–Ayia Napa highway. The location combines village charm with connectivity, making it ideal for both residence or rental investment.



The apartment features an open-plan kitchen, dining and living area, one bedroom, one bathroom, and a truly spacious uncovered terrace of approximately 89 sqm, ideal for outdoor living, entertainment, or gardening. It also comes with the exclusive right to a ...

### Property Info

Covered Area

**55**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number

**52169**

Property type

**Apartment**

Condition

**Pre-Owned**

Bathrooms

**1**

### Amenities

- Balcony

### Location

**Location:** Xylofagou

Region: **Larnaca**

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	<b>Excluded</b>	Title transfer fee	<b>~€960.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 164.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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## Price change history

€64 000 on Jun 28, 2025



