

3 Bedroom House for Sale in Xylofagou, Larnaca District

Nestled in the peaceful village of Xylofagou, just a short drive from Larnaca, this new residential development offers a perfect blend of comfort, quality, and modern countryside living. The project features eleven thoughtfully designed homes: nine bungalows and two spacious villas, each with three bedrooms and smart, functional layouts. Set on generous plots, every property provides ample outdoor space, allowing homeowners the flexibility to add a private swimming pool and landscape their garden to suit their personal style. All homes are built to A-class energy efficiency standards, ensuring year-round comfort and significant savings on energy costs. The development incorporates h...



Property Info

Plot / Area Info

Additional info

Covered Area	144	Plot area	490	Reference Number	f26000
				Property type	House
				Construction Year	2026
				Bathrooms	2

Amenities

Location

Location: Xylofagou                      Region: Larnaca  
Coordinates: 34.9863 / 33.8554

## Price: €280 000 + VAT

VAT for this property is **€14,000** or **€53,200**. 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>~€7 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 944.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€280 000 on Jul 6, 2025





