

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

Nestled in the peaceful village of Xylofagou, just a short drive from Larnaca, this new gated residential development offers a perfect mix of comfort, style, and convenience —ideal for permanent living, holiday retreats, or smart investment.

The project comprises two elegant low-rise buildings with only two floors each, creating an exclusive and serene living environment. Thoughtfully designed one-, two-, and three-bedroom apartments feature spacious interiors, functional layouts, and covered verandas for year-round enjoyment. Ground-floor units also benefit from private gardens—ideal for alfresco dining, quiet evenings, or family gatherings.

Residents have access to a sha...



### Property Info    Plot / Area Info

Covered Area **96**

### Additional info

Reference Number **f26410**  
 Property type **Apartment**  
 Construction Year **2027**  
 Bathrooms **2**

### Amenities

### Location

**Location:** Xylofagou                      Region: **Larnaca**  
**Coordinates:** **34.9867 / 33.8461**

**Price: €155 000 + VAT**

VAT for this property is **€7,750** or **€29,450**. 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>~€3 025.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 615.00/m<sup>2</sup></b> |                 |             |

**Representative: Cyprus Sotheby's International Realty**

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
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**Price change history**

€155 000 on Jul 11, 2025

