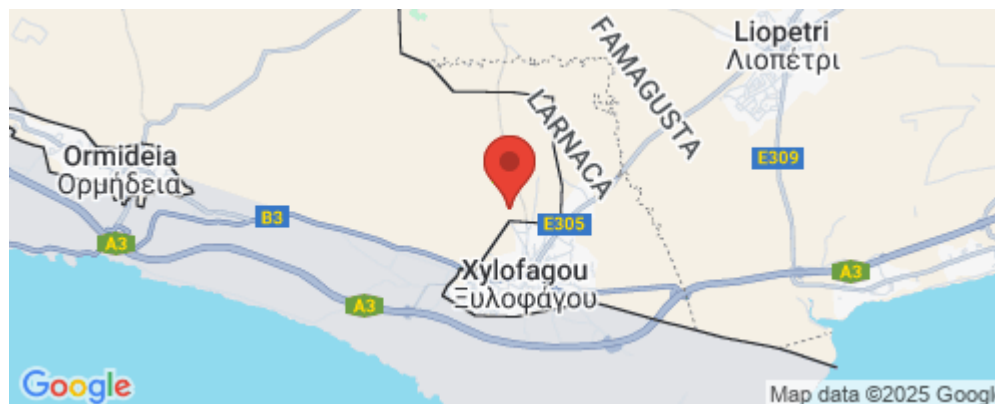


## 3 Bedroom Apartment for Sale in Xylofagou, Larnaca District

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 **117**

### Additional info

Reference Number **f26405**

Property type **Apartment**

Construction Year **2027**

Bathrooms **2**

### Amenities

### Location

**Location:** Xylofagou

Region: **Larnaca**

Coordinates: **34.9867 / 33.8461**

## Price: €165 000 + VAT

VAT for this property is **€8,250** or **€31,350**. 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>~€3 275.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 410.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€165 000 on Jul 11, 2025

