


### 3 Bedroom House for Sale in Larnaca District

Comfortable Semi-Detached, Three- bedrooms house for sale in Xylotimvou area. Xylotimvou area is situated only 10 minutes’ drive to the nearest beach, 20 minutes’ drive to Larnaca Town Centre and 25 minutes’ drive to the International Airport of Larnaca. The house is located in a quiet residential road and gives easy access to the main motorway which connects to Larnaca, Lefkosia, Lemesos, Pafos and Ammochostos. An ideal home for permanent residency. 

Double – storey House for sale in Xylotymbou area, Larnaca. The asset has internal covered area of 130sq.m and approximately 13sq.m of covered veranda. The property consists of an open plan kitchen, a living room and one guest...

#### Property Info

Covered Area **130**  
Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **197**  
Parking **Covered, Yes**

#### Additional info

Reference Number **52414**  
Property type **House**  
Condition **Brand New**  
Bathrooms **2**

#### Amenities

- Guest WC

#### Location

Region: **Larnaca**  
Coordinates: **35.023320332169 / 33.747342764617**

## Price: €240 000 + VAT

VAT for this property is **€12,000** or **€45,600**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 846.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

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## Price change history

€240 000 on Jul 17, 2025

