

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

Welcome to your spacious, key-ready, corner two-bedroom ground-floor apartment, situated in a quiet and beautiful neighborhood. This apartment is located in a well-maintained complex, complete with a large onsite tiled communal swimming pool. You'll have everything you need within walking distance, including banks, supermarkets, bakeries, pubs, and coffee shops. As you enter the apartment, you'll be greeted with a fabulously sunny and bright open-plan living/dining area, with the kitchen located in your right-hand corner. The floor-to-ceiling patio doors extend the living room outwards to a nice veranda overlooking the pool area and the beautiful gardens. The apartment also co...

### Property Info

Covered Area	<b>73</b>
Floor Number	<b>0</b>
Furnishing	<b>Partially furnished</b>
Floor Type	<b>Ceramic</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>1</b>

### Amenities

- Air Conditioning
- Balcony
- Elevator
- Garden
- Guest WC
- Parking
- Pool

### Location

**Location:** Xylofagou      Region: **Larnaca**  
**Coordinates: 34.97848 / 33.84538**

Price: €127 000 + VAT

VAT for this property is €6,350 or €24,130. 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	Excluded	Title transfer fee	~€2 325.00	Common expenses	None
		Price per SQM	€1 740.00/m²		

Price change history

€155 000 on Jul 26, 2025  
€127 000 on Jan 25, 2026

