


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	73
Floor Number	0
Furnishing	Partially furnished
Floor Type	Ceramic
Air Conditioning	Yes

Plot / Area Info

Pool	Yes
Parking	Covered, Yes

Additional info

Property type	Apartment
Condition	Pre-Owned
Construction Year	2001-2010
Bathrooms	1

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

