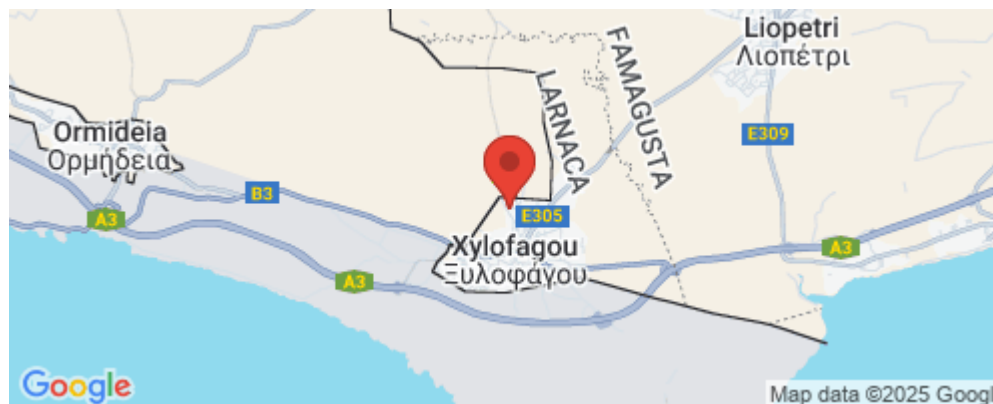


## 4 Bedroom House for Sale in Xylofagou, Larnaca District

- 3 bedrooms
- 3 bathroom
- Internal area 191 m2
- Covered veranda : 36 m2
- Uncovered veranda : 26 m2
- Plot size : 846 m2
- Fully furnished
- Fully equipped with appliances



The sleek, modern design of this stunning home affords both privacy and luxury inside and outside.

This newly constructed three-bedroom, two-and-a-half-bath home in Xylofagou features a private pool and approximately 191 square meters of living space. On the main floor, an open-concept living room adjoins the fully equipped kitchen and dining area, as well as a guest bathroom. Upstairs, the master and second bedrooms include en suite baths, while...

### Property Info

Covered Area **191**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **846**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **13270**  
Property type **House**  
Condition **Brand New**  
Bathrooms **3**

### Amenities

- Guest WC

### Location

**Location:** Xylofagou Region: **Larnaca**  
**Coordinates:** **34.983445 / 33.847868**

**Price: €700 000 + VAT**

VAT for this property is **€56,037** or **€133,000**. 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>€3 665.00/m<sup>2</sup></b>		

**Representative: Kadis Estates**

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License number	<b>62/E</b>	Legal name	<b>N/A</b>
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**Price change history**

€700 000 on Aug 9, 2025













