

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

Modern house under construction for sale in Larnaca, Xylofagou. The house includes a spacious living room, kitchen, three bedrooms and three bathrooms. Ceramic tiles on the floor. There is a terrace, a barbecue area and a swimming pool with a shower. Thermal insulation technologies are used in the house, the 3 kW photovoltaic system is turned on. Covered parking and a storage room are provided. The project is made of high-quality materials and is located near the urban infrastructure. The sea is about a 7-minute drive away.

Property Info		Plot / Area Info		Additional info	
Covered Area	169		Covered, Yes	Reference Number	153787
Furnishing	Unfurnished	Parking		Property type	House
Energy Efficiency	Α			Condition	<b>Under Construction</b>
Air Conditioning	No			Bathrooms	3

Amenities Location

Location: Xylofagou Region: Larnaca



Price: €300 000 + VAT

VAT for this property is €19,722 or €57,000. 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 Excluded

Title transfer fee None

Price per SQM €1 775.00/m²

Common expenses None

2/4

## **Representative: DOM Real Estate**

Registration number397Emailinfo@dom.com.cyLicense number338/ELegal nameN/A

Phone: **+35796644888** 

## **Price change history**

€300 000 on Aug 15, 2025









