

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

Nestled in a peaceful setting, this inviting country-style home offers the perfect blend of traditional charm and modern comfort. With a cozy, yet spacious design, this home is ideal for those seeking a practical and comfortable living space with plenty of character. ✖

Boasting 4 well-sized bedrooms, the home provides ample space for families to grow, relax, and enjoy. The spacious basement offers endless possibilities, whether you're looking for additional living space, an extra laundry room which can easily be used as play, study or working room. Plus there is a parking place for 3 cars.

Step outside to a beautifully landscaped garden, perfect for enjoying peaceful morni...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>280</b>
Covered Veranda	<b>30</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Partially furnished</b>
Floor Type	<b>Ceramic</b>
Energy Efficiency	<b>B+</b>
Heating	<b>Autonomous Heating, Yes</b>

Plot area	<b>365</b>
Pool	<b>No</b>
Parking	<b>Yes</b>

Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>3</b>

### Amenities

- Air Conditioning
- BBQ zone
- Fireplace
- Garden
- Guest WC
- Parking
- Storage room

### Location

**Location:** Xylotymvou      Region: **Larnaca**  
**Coordinates: 35.01234 / 33.7381**

## Price: €325 000 + VAT

VAT for this property is **€37,375** or **€61,750**. 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>~€9 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 161.00/m<sup>2</sup></b>		

## Price change history

€325 000 on Sep 10, 2025





