

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

Detached, Three Bedroom House for Sale in Xylofagou Village, Larnaca. Xylofagou has amenities such as schools, supermarkets, banks, pharmacies, restaurants etc. The house is situated in a quiet residential area just 2.7 km from the sea and has very good accessibility due to its proximity to the motorway.



Double storey house for sale the village of Xylofagou. The ground floor consists of an open plan kitchen, living, dining area, guest wc. The upper floor consists of a main bathroom, 3 bedrooms, master bedroom is en suite (shower) and with veranda access. Externally the house enjoys covered veranda, big garden and covered parking. In addition, there is option for private swimming p...

### Property Info

Covered Area  
Air Conditioning

**130**  
**All rooms, Yes**

### Plot / Area Info

Plot area **297**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **53198**  
Property type **House**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

- Guest WC

### Location

**Location:** Xylofagou  
Coordinates: **34.983100981522 / 33.845552653219**  
Region: **Larnaca**

**Price: €300 000 + VAT**

VAT for this property is **€15,000** 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 308.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

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**Price change history**

€300 000 on Oct 1, 2025













