

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 and 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, garden and covered parking. In addition, there is option for private swimming p...

Property Info

Covered Area **130**
Air Conditioning **All rooms, Yes**

Plot / Area Info

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

Additional info

Reference Number **53199**
Property type **House**
Condition **Brand New**
Bathrooms **2**

Amenities

- Guest WC

Location

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

Region: **Larnaca**

Price: €295 000 + VAT

VAT for this property is **€14,750** or **€56,050**. 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	Common expenses	None
		Price per SQM	€2 269.00/m²		

Representative: Kalogirou Real Estate

Registration number	1104	Email	info@kalogirourealestate.com
License number	569/E	Legal name	N/A
Phone: +35724003723			

Price change history

€295 000 on Oct 1, 2025









VILLA No.2
 130m² COVERED INSIDE AREAS
 14m² COVERED VERANDA
 18m² COVERED CARPORT
 TOTAL COVERED 162m²
 297m² PLOT
 OPTIONAL POOL

