

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. X

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		Plot / Area Info		Additional info	
Covered Area	130	Plot area	297	Reference Number	53199
Air Conditioning	All rooms, Yes	Pool	Yes	Property type	House
		Parking	Covered, Yes	Condition	Brand New
				Bathrooms	2

Amenities	Location	Region
• Guest WC	Location: Xylofagou Coordinates: 34.983100981522 / 33.845552653219	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 Price per SQM	None €2 269.00/m²	Common expenses	None
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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

