

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		Plot / Area Info	0	Additional info	
Covered Area Air Conditioning	130 All rooms, Yes	Plot area Pool Parking	297 Yes Covered, Yes	Reference Number Property type Condition Bathrooms	53199 House Brand New 2

Amenities	Location	
• Guest WC	Location: Xylofagou	Region: Larnaca
• Guest WC	Coordinates: 34.983100981522 / 33.845552653219	



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	Nama
		Price per SQM	€2 269.00/m ²		None

Representative: Kalogirou Real Estate

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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



