

## 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 first 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 **274**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **53201**  
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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 269.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

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## Price change history

€295 000 on Oct 1, 2025







