

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 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		Plot / Area Info		Additional info	
Covered Area	130	Plot area	274	Reference Number	53201
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

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Price change history

€295 000 on Oct 1, 2025







