

1 Bedroom Apartment for Sale in Xylofagou, Larnaca District

Nestled in the peaceful village of Xylofagou, just a short drive from Larnaca, this new gated residential development offers a perfect mix of comfort, style, and convenience —ideal for permanent living, holiday retreats, or smart investment.

The project comprises two elegant low-rise buildings with only two floors each, creating an exclusive and serene living environment. Thoughtfully designed one-, two-, and three-bedroom apartments feature spacious interiors, functional layouts, and covered verandas for year-round enjoyment. Ground-floor units also benefit from private gardens—ideal for alfresco dining, quiet evenings, or family gatherings.

Residents have access to a sha...



Property Info

Covered Area	67
Covered Veranda	12
Total Number of Floors	2
Furnishing	Unfurnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Pool	Common, Yes
Parking	Uncovered, Yes

Additional info

Reference Number	13582
Property type	Apartment
Bathrooms	1

Amenities

- Parking

Location

Location: Xylofagou Region: Larnaca
Coordinates: 34.984781 / 33.844144

Price: €115 000 + VAT

VAT for this property is **€5,750** or **€21,850**. 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	~€2 025.00	Common expenses	None
		Price per SQM	€1 716.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€115 000 on Oct 9, 2025



