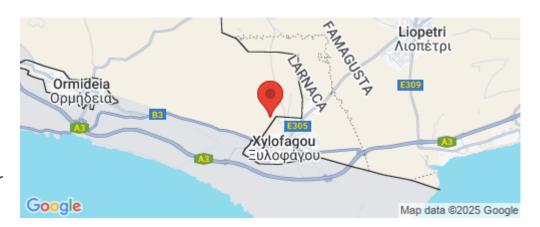


1 Bedroom Apartment for Sale in Xylofagou, Larnaca District

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		Plot / Area Info		Additional info	
Covered Area	67				
Covered Veranda	12	Pool Parking	Common, Yes Uncovered, Yes	Reference Number Property type	13582 Apartment
Total Number of Floors	2				
Furnishing	Unfurnished				
Energy Efficiency	A			Bathrooms	1

Amenities Location

• Parking Location: Xylofagou Region: Larnaca

All rooms, Yes

Coordinates: 34.984781 / 33.844144

Air Conditioning



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

Price per SQM €1 716.00/m²

Common expenses None

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Price change history

€115 000 on Oct 9, 2025













