


2 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	96
Covered Veranda	13
Floor Number	1
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	13590
Property type	Apartment
Bathrooms	2

Amenities

- Parking

Location

Location: Xylofagou Region: **Larnaca**
Coordinates: **34.984781 / 33.844144**

Price: €155 000 + VAT

VAT for this property is **€7,750** or **€29,450**. 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	~€3 025.00	Common expenses	None
		Price per SQM	€1 615.00/m²		

Representative: Cyprus Sotheby's International Realty

Registration number	1013	Email	info@cyprus-sothebysrealty.com
License number	517/E	Legal name	ConceptRealty Ltd
Phone: +35726080180, +35797612926			

Price change history

€155 000 on Oct 9, 2025



