

3 Bedroom House for Sale in Xylofagou, Larnaca District

Nestled in the serene village of Xylofagou, just a short drive from Larnaca, this contemporary residential development perfectly combines modern comfort with the charm of countryside living. The project consists of seven elegantly designed three-bedroom homes, each offering smart layouts that balance functionality and style.



Set on spacious plots, every residence provides generous outdoor areas, giving owners the freedom to create a private swimming pool or personalize their garden for relaxation and leisure. Built to A-class energy efficiency standards, all homes include provisions for central heating and a photovoltaic system, ensuring year-round comfort and reduced energy costs. ...

Property Info

Covered Area	144
Covered Veranda	14
Furnishing	Unfurnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	297
Parking	Covered, Yes

Additional info

Reference Number	14764
Property type	House
Bathrooms	2

Amenities

- Parking

Location

Location: Xylofagou Region: **Larnaca**
Coordinates: **34.983048 / 33.845517**

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	~€8 400.00	Common expenses	None
		Price per SQM	€2 049.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€295 000 on Oct 9, 2025





