

3 Bedroom House for Sale in Xylofagou, Larnaca District

Modern house under construction for sale in Larnaca, Xylofagou. The house includes a spacious living room, kitchen, three bedrooms and two bathrooms. Ceramic tiles on the floor. There is a terrace and a barbecue area, and a swimming pool can be installed at the request of the customer. Thermal insulation technologies are used in the house, the 3 kW photovoltaic system is turned on. There is a parking lot and a storage room. The project is made of high quality materials and is located near the urban infrastructure. The sea is about a 7-minute drive away. The pool is not included in the price.

Property Info

Covered Area	123
Furnishing	Unfurnished
Energy Efficiency	A
Air Conditioning	No

Plot / Area Info

Parking	Covered, Yes
---------	---------------------

Additional info

Reference Number	153792
Property type	House
Condition	Under Construction
Bathrooms	2

Amenities

Location

Location: Xylofagou Region: **Larnaca**

Price: €270 000 + VAT

VAT for this property is **€13,500** or **€51,300**. 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	None	Common expenses	None
		Price per SQM	€2 195.00/m²		

Representative: DOM Real Estate

Registration number	397	Email	info@dom.com.cy
License number	338/E	Legal name	N/A
Phone: +35796644888			

Price change history

€270 000 on Oct 27, 2025



