

## 4 Bedroom House for Sale in Xylofagou, Larnaca District

Detached, Four Bedroom House for Sale in Xylofagou village, Larnaca. The property is close to essential services and amenities and has easy access to neighboring communities and the highway. 

Double story house for sale in Xylofagou village. The house is wooden and was built in 2002. The ground floor consists of an entrance hall, living room, living room, kitchen, dining room, living-dining room, laundry room, a bedroom with an en suite bathroom with shower, and a bathroom with toilet. The first floor consists of two storage rooms, a bathroom with toilet and three bedrooms. Externally, it has a covered parking area, courtyard and verandas. Internal covered area of the house is 235 s...

### Property Info

Covered Area **235**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **3659**  
Parking **Covered, Yes**

### Additional info

Reference Number **53880**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **3**

### Amenities

### Location

**Location:** Xylofagou  
**Coordinates:** **34.988796012993 / 33.848320111358**

Region: **Larnaca**

## Price: €260 000 + VAT

VAT for this property is **€26,166** or **€49,400**. 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	<b>Excluded</b>	Title transfer fee	<b>~€7 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 106.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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## Price change history

€260 000 on Nov 13, 2025





