

3 Bedroom Apartment for Sale in Xylofagou, Larnaca District

Top Floor, Three Bedroom Apartment for sale in Xylofagou village, Larnaca. Located in a quiet residential area of Xylofagou village. It is approximately 420 m from the village center and 1.5 km from the Larnaca - Ayia Napa motorway. The wider area of the property comprises of residential developments offering all kinds of amenities. ✖

Apartment for sale in Xylofagou area. It is on the first floor, with an area of 92 sqm. It consists of an open plan living/dining room and kitchen, three bedrooms, one of which is en-suite, main bathroom and covered veranda of 14 sqm. It has an exclusive right of use of a covered parking space on the ground floor. Year of construction is 2012.

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| Property Info | | Plot / Area Info | | Additional info | |
|----------------------|-----------------------|-------------------------|---------------------|------------------------|------------------|
| Covered Area | 92 | | | Reference Number | 54207 |
| Air Conditioning | All rooms, Yes | Parking | Covered, Yes | Property type | Apartment |
| | | | | Condition | Pre-Owned |
| | | | | Bathrooms | 2 |

| Amenities | Location |
|------------------|---|
| | Location: Xylofagou |
| | Coordinates: 34.982117782389 / 33.848119502846 |

Price: €95 000 + VAT

VAT for this property is **€4,750** or **€18,050**. 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.

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|-----|-----------------|-------------------------------------|---|-----------------|-------------|
| VAT | Excluded | Title transfer fee Price per SQM | ~€1 525.00 €1 033.00/m² | Common expenses | None |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

Representative: Kalogirou Real Estate

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|----------------------------|--------------|------------|------------------------------------|
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Price change history

€95 000 on Dec 9, 2025

