

### 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

Covered Area **92**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **54207**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **2**

#### Amenities

#### Location

**Location:** Xylofagou Region: **Larnaca**  
 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.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€1 525.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 033.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€95 000 on Dec 9, 2025

