

276m² Building for Sale in Xylofagou, Larnaca District

Residential Building for Sale in Xylofagou Village, Larnaca area. Xylofagou has amenities such as schools, supermarkets, banks, pharmacies, restaurants etc. The house is situated in a quiet residential area just 3 km from the sea and has very good accessibility due to its proximity to the motorway. X

Residential Building for sale in Larnaca, Xylofagou Village. The house has an area of 276 sqm. The Ground floor the ground floor has an area of 146sqm and comprises of a living room, a kitchen with dining area, a bathroom, two bedrooms and a covered veranda. There is also an additional bedroom, a kitchen, a covered parking space and a covered veranda.

The incomplete house on the fi...

Property Info		Plot / Area Info		Additional info	
Covered Area	276	Plot area	457	Reference Number	54399
		Parking	Covered, Yes	Property type	Building
				Condition	Pre-Owned
				Bathrooms	2

Amenities	Location	
	Location: Xylofagou	Region: Larnaca
	Coordinates: 34.977425 / 33.847992	

Price: €220 000 + VAT

VAT for this property is **€25,061** or **€41,800**. 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 Price per SQM	~€5 400.00 €797.00/m²	Common expenses	None
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Representative: Kalogirou Real Estate

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Price change history

€220 000 on Dec 20, 2025

