

## 276m<sup>2</sup> 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. ✖

Residential Building for sale in Larnaca, Xylofagou Vilage. 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**

Parking

**Covered, Yes**

Reference Number

**54399**

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	<b>Excluded</b>	Title transfer fee	<b>~€5 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€797.00/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

€220 000 on Dec 20, 2025

