

## 1 Bedroom Apartment for Sale in Xylofagou, Larnaca District

Apartment for sale in a new modern residential complex in the area of Xylofagou, Larnaca, a short drive to the beach. There are only 24 apartments in the complex. The apartments are located on 2 floors. Each apartment in the complex is designed with maximum comfort in mind. The project includes an open-plan living room and kitchen and a covered veranda. Parking and a private storage room are also available. The excellent location ensures proximity to all urban infrastructures necessary for a comfortable life. The project is in the off-plan stage.

### Property Info

Covered Area	<b>67</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>No</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>153771</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>1</b>

### Amenities

#### Location

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

## Price: €110 000 + VAT

VAT for this property is **€5,500** or **€20,900**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 642.00/m²</b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
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## Price change history

€110 000 on Jan 15, 2026





