

3 Bedroom House for Sale in Xylofagou, Larnaca District

Villa for sale in a modern complex in Larnaca, Xylofagou. The project consists of 7 duplex residences. The house has a spacious open-plan living room and kitchen, 3 bedrooms, 2 bathrooms and a guest toilet, a covered veranda. At the request of the customer, it is possible to install a swimming pool. There is a covered parking for the car. The project is made of high quality materials and is located near the urban infrastructure.

Property Info

Covered Area **144**
 Furnishing **Unfurnished**
 Energy Efficiency **A**
 Air Conditioning **No**

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number **200156**
 Property type **House**
 Condition **Under Construction**
 Bathrooms **2**

Amenities

Location

Location: Xylofagou Region: **Larnaca**

Price: €295 000 + VAT

VAT for this property is **€14,750** or **€56,050**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€2 049.00/m²		

Representative: DOM Real Estate

Registration number	397	Email	info@dom.com.cy
License number	338/E	Legal name	N/A
Phone: +35796644888			

Price change history

€295 000 on Jan 29, 2026





VILLA No.6
130m² COVERED INSIDE AREAS
14m² COVERED VERANDA
18m² COVERED GARPORT
TOTAL COVERED 162m²
252m² PLOT
OPTIONAL POOL

