

### 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 049.00/m<sup>2</sup></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

€295 000 on Jan 29, 2026





**VILLA No.6**  
130m<sup>2</sup> COVERED INSIDE AREAS  
14m<sup>2</sup> COVERED VERANDA  
18m<sup>2</sup> COVERED GARPORT  
TOTAL COVERED 162m<sup>2</sup>  
252m<sup>2</sup> PLOT  
OPTIONAL POOL

