

### 3 Bedroom House for Sale in Xylofagou, Larnaca District

A bungalow for sale in Xylofagou, Larnaca is a great option for a comfortable stay in a calm and cozy atmosphere. The house is located in a quiet residential area, providing privacy and convenient access to all necessary infrastructure. The bungalow has a thoughtful layout with a spacious living room, an open kitchen and cozy bedrooms. The construction uses high-quality materials that ensure reliability, energy efficiency and a high level of comfort. There is a private house area on site, where you can arrange a garden or a recreation area. The convenient location allows quick access to shops, schools and main roads, as well as to the coast, which makes this house an excellent option for bo...

#### Property Info

Covered Area **168**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **No**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **208231**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **2**

#### Amenities

#### Location

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

**Price: €295 000 + VAT**

VAT for this property is **€19,175** 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>€1 756.00/m<sup>2</sup></b>		

**Representative: DOM Real Estate**

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**Price change history**

€295 000 on Mar 13, 2026



