

### 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 **175**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **No**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **208232**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **2**

#### Amenities

#### Location

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

## Price: €295 000 + VAT

VAT for this property is **€20,650** 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>€1 686.00/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>             |
| Phone: <b>+35796644888</b> |              |            |                        |

## Price change history

€295 000 on Mar 14, 2026



