


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

Nicely, Two Bedroom Apartment for Sale in Xylofagou area, Larnaca. Located at the South - East point of Cyprus. Xylofagou has amenities such as schools, supermarkets, banks, pharmacies, restaurants etc. The apartment is situated in a quiet residential area just 3 km from the sea and has very good accessibility due to its proximity to the motorway. 

Two Bedroom Apartment for Sale in Xylofagou, Larnaca Town. The apartment is a part of a residential complex which was built in the year of 2009. The apartment is identical and internally consist of a single living room, dining room and kitchen, bathroom with toilet, two bedrooms and uncovered veranda. The area of the interior spaces am...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**65**

Pool

**Yes**

Reference Number

**55512**

Property type

**Apartment**

Condition

**Pre-Owned**

Bathrooms

**1**

### Amenities

- Balcony

### Location

**Location:** Xylofagou

Region: **Larnaca**

Coordinates: **34.977425 / 33.847992**

## Price: €85 000 + VAT

VAT for this property is **€4,250** or **€16,150**. 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>~€1 275.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 308.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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## Price change history

€85 000 on Apr 3, 2026



