

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

Ground Floor, Two Bedroom Apartment with Yard in Xylofagou village, Larnaca. Located at the South-East point of Cyprus, Xylofagou is one of the fertile 'red soil villages' called Kokkinochoria and belongs in the Larnaka district. Easy access to motorway and close to all amenities as schools, supermarkets, café etc.



Ground Floor apartment for sale in Xylofagou village, Larnaca. It consists of an open plan kitchen-living-dining area, two bedrooms-one of them en suite with shower, main bathroom, covered veranda and yard with direct access to the swimming pool area. One uncovered parking space is also assigned to the apartment.

The apartment is a part of a complex of two r...

### Property Info

Covered Area **77**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Pool **Yes**  
 Parking **Uncovered, Yes**

### Additional info

Reference Number **55650**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

- Elevator

### Location

**Location:** Xylofagou Region: **Larnaca**  
 Coordinates: **34.979555953431 / 33.844215654572**

## Price: €155 000 + VAT

VAT for this property is **€7,750** or **€29,450**. 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>€2 013.00/m<sup>2</sup></b> |                 |             |

## Representative: Kalogirou Real Estate

|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
| Registration number        | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number             | <b>569/E</b> | Legal name | <b>N/A</b>                          |
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## Price change history

€155 000 on Apr 12, 2026





