

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

Ground Floor, One 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 Larnaca 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, one bedroom, main bathroom, covered veranda and spacious yard. One uncovered parking space is also assigned to the apartment.

The apartment is a part of a complex of two residential blocks. Each block boast 12 x 1-, 2-, 3-bedroom apartments....

### Property Info

Covered Area  
Air Conditioning

**61**  
**All rooms, Yes**

### Plot / Area Info

Pool  
Parking

**Yes**  
**Uncovered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**55654**  
**Apartment**  
**Brand New**  
**1**

### Amenities

- Elevator

### Location

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

Region: **Larnaca**

## Price: €117 000 + VAT

VAT for this property is **€5,850** or **€22,230**. 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>€1 918.00/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>
Phone: <b>+35724003723</b>			

## Price change history

€117 000 on Apr 12, 2026





