


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

Top Floor, 3 Bedroom Apartment with Common Pool 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. 

Apartment on the first floor for sale in Xylofagou village, Larnaca. It consists of an open plan kitchen-living-dining area, three bedrooms-one en suite, main bathroom and covered veranda. In addition, an uncovered parking space is allocated to the apartment.

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

#### Property Info

Covered Area **100**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

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

#### Additional info

Reference Number **55659**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

- Elevator

#### Location

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

## Price: €166 000 + VAT

VAT for this property is **€8,300** or **€31,540**. 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>€1 660.00/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

€166 000 on Apr 12, 2026





