

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

Inviting, Three Bedroom Bungalow for Sale 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 house for sale the village of Xylofagou. It consists of an open plan kitchen-living-dining area, three bedrooms-master bedroom en suite with shower, main bathroom, covered veranda and garden. Moreover, there is covered garage. House plot area is 448 sqm.

It is noted that there is option for a private swimming pool (3x8).

The house is part...

#### Property Info

Covered Area **129**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **448**  
 Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **55662**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

- Garden

#### Location

**Location:** Xylofagou  
 Coordinates: **34.979646230369 / 33.844263672269**

Region: **Larnaca**

## Price: €295 000 + VAT

VAT for this property is **€14,750** 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>€2 287.00/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

€295 000 on Apr 12, 2026





**BUNGALOW No. 1**  
129m<sup>2</sup> COVERED AREAS  
13m<sup>2</sup> COVERED VERANDA  
25m<sup>2</sup> COVERED GARAGE  
TOTAL COVERED 167m<sup>2</sup>  
448m<sup>2</sup> PLOT  
3 BEDROOMS  
2 BATHROOMS  
OPTIONAL POOL 3x8

