

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

Corner, Detached, 3 Bedroom House for Sale in Xylofagou Village, Larnaca. Xylofagou has amenities such as schools, supermarkets, banks, pharmacies, restaurants etc. The house is situated in a quiet residential area just 2.7 km from the sea and has very good accessibility due to its proximity to the motorway.

Double storey house for sale the village of Xylofagou. The ground floor consists of an open plan kitchen- living-dining area and guest wc. The upper floor consists of a main bathroom, 3 bedrooms-master bedroom is en suite (shower) and with veranda access. Externally, the house benefits from covered veranda, garden and parking space. The house is set on a 358 sqm plot.

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#### Property Info

Covered Area **130**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **358**  
 Pool **Yes**  
 Parking **Uncovered, Yes**

#### Additional info

Reference Number **55677**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

- Guest WC

#### Location

**Location:** Xylofagou Region: **Larnaca**

## Price: €305 000 + VAT

VAT for this property is **€15,250** or **€57,950**. 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>€2 346.00/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

€305 000 on Apr 17, 2026











