

For Sale, Apartment, Ground Apartment, Larnaca, Xylofagou

For Sale : **€ 158,000**

Description
Charming 2-Bedroom Ground Floor Apartment with Private Garden in Xylophagou
The Mediterranean Retreat You Deserve

Imagine coming home to a space that instantly relaxes you—where the peaceful charm of Xylophagou village meets the modern luxury of indoor-outdoor living. This beautifully designed ground-floor apartment offers a seamless blend of contemporary comfort and Mediterranean sunshine, perfect for a permanent residence or a high-yield holiday escape.

Elegant Design & Flow
The residence features a bright, open-plan kitchen and living area that flows effortlessly onto a private covered veranda and your own private garden. The layout includes two spacious bedrooms, two modern bathrooms (including a master en-suite), and the added luxury of communal pool access. For your convenience, the property includes dedicated uncovered parking.

Location & Neighborhood Benefits
Situated in a quiet residential pocket of Xylophagou, you are perfectly positioned for both leisure and accessibility:
Sun & Sea: Just a 10-minute drive to the world-famous Ayia Napa Marina and the turquoise waters of Makronissos Beach.
Daily Essentials: Minutes from Froutaria To Perivoli and local supermarkets (A.P.X. Supermarket) for all your daily needs.
Dining: A short walk to the traditional tavernas and cozy cafes of the Xylophagou Community Center.
Travel: Immediate access to the motorway, placing Larnaca International Airport just 20 minutes away.

Contact G&P Lazarou Estate Agents today at +357 24104949 or at larnaca.office@gplazarou.com to arrange your private viewing!

Details

Property Type: **Apartment**
Website
Status: **Available**
Unit Number: **B01**

Main Features

Property Subtype: **Ground Apartment**
Bedrooms: **2**
Furnished: **Unfurnished**
Construction Stage: **Off-plan**
Bathrooms: **2**
Uncovered Parking: **1**
Construction Year: **2027**
Kitchen Type: **Open Plan**
Floors Building: **2**

Area

Internal Area: **77m²**
Covered Verandas: **11m²**
Garden Area: **31m²**

Further Details

Common Swimming Pool

Gallery

















