



For Sale, Apartment, Ground Apartment, Larnaca, Xylofagou

(B01) OCEANIA COURT, LOUKKOI, XYLOFAGOU,
LARNAKA

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
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Main Features

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

Area

Internal Area: 77m²	Covered Verandas: 11m²	Garden Area: 31m²
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Further Details

Common Swimming Pool



Gallery



