



## For Sale, Apartment, Standard Apartment, Larnaca, Xylofagou

(B106) OCEANIA COURT, LOUKKOI, XYLOFAGOU,  
LARNAKA

For Sale : **€ 150,000**

### Description

Charming 2-Bedroom First Floor Apartment 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 first-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. The layout includes two spacious bedrooms, two modern bathrooms (including a master en-suite). 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](mailto:larnaca.office@gplazarou.com) to arrange your private viewing!

### Details

Property Type: **Apartment**  
[Website](#)

Status: **Available**

Unit Number: **B106**

### Main Features

Property Subtype: **Standard 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: **77m<sup>2</sup>**

Covered Verandas: **13m<sup>2</sup>**

### Further Details

Common Swimming Pool



## Gallery



