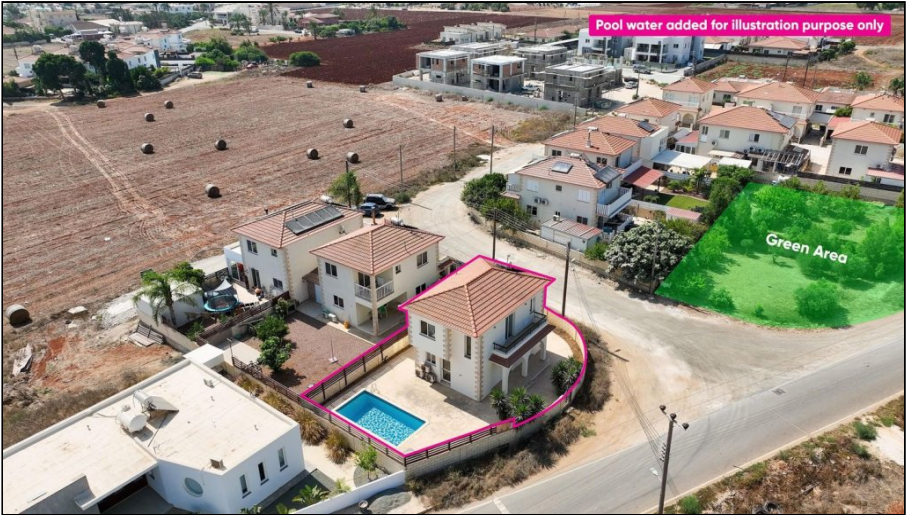




For Sale, House, Larnaca, Xylofagou, 94m², 269m²

For Sale : € 140,000

Description

OPEN HOUSE
 12/08/2026 Wednesday
 Hours: 15:30 - 16:30

 Appealing two-bedroom detached house located in the quiet residential area of Xylofagou, Larnaca District.

 Property Highlights:
 • Plot Area: 269sq.m.
 • Internal Area: 94sq.m.
 • Covered Veranda: 18sq.m.
 • Uncovered Veranda: 8sq.m.
 • Year of Construction: 2010
 • Parking: Uncovered parking area for one car.

 Internal Layout:
 • Ground Floor: Comprises an open-plan living/dining area with kitchen and a guest toilet.
 • First Floor: Consists of two bedrooms and a main bathroom.

 Exterior:
 The property benefits from a landscaped garden, a swimming pool, covered and uncovered verandas, and a private yard.

 Location:
 • Approximately 700m from Xylofagou community centre
 • Approximately 1.2km from Xylofagou Elementary School
 • Approximately 1.7km from Larnaca - Ayia Napa Highway (A3)

 Transaction & Legal Information:
 • Sale via Assignment of Buyer's Rights Agreement (no separate title deed). By executing this assignment agreement, the new buyer will become the owner of House No.1 on the ground floor, swimming pool No.7, uncovered parking space No.6 and Yard No.8 within the three-house residential complex.
 • Financing: Cannot be purchased with a mortgage.

 Energy Category: D

Details

Property Type: House	Status: Available	Website
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Main Features

Construction Year: 2010	Bedrooms: 2	Bathrooms: 1
WC Bathrooms: 2	Living Rooms: 1	Kitchens: 1
Furnished: Unfurnished	Floors Building: 2	

Area

Covered Verandas: 18m²	Uncovered Verandas: 8m²	Covered Area: 94m²
Plot Area: 269m²		



Gallery

