

# Two-bedroom house with swimming pool in Xylofagou, Larnaca in Xylofagou, Larnaka

Xylofagou, Larnaka House  
Price

**€140,000**

\* Subject to VAT



# Description

Nestled in the peaceful residential area of Xylofagou, Larnaca District, this attractive detached house offers comfortable living in a quiet neighbourhood, making it an excellent choice for a permanent residence, holiday home, or investment opportunity. Built in 2010, the property sits on a 269 sq.m. plot and offers 94 sq.m. of internal living space, complemented by an 18 sq.m. covered veranda and an 8 sq.m. uncovered veranda. The ground floor features a bright open-plan living and dining area seamlessly connected to the kitchen, creating a welcoming and functional living space. A guest toilet is also conveniently located on this level. The first floor comprises two well-sized bedrooms and a family bathroom, providing comfortable accommodation for everyday living. Externally, the property enjoys a beautifully landscaped garden, a private swimming pool, covered and uncovered verandas, and a private yard, offering an ideal setting for outdoor relaxation and entertaining. An uncovered parking space for one vehicle further enhances the property's practicality. The house is conveniently located approximately 700 metres from the centre of Xylofagou, 1.2 kilometres from Xylofagou Elementary School, and just 1.7 kilometres from the Larnaca-Ayia Napa Highway (A3), providing easy access to nearby amenities and surrounding areas. The property is offered for sale via an Assignment of Buyer's Rights Agreement, as no separate title deed has been issued. Upon completion of the assignment, the purchaser will acquire the rights to House No. 1, Swimming Pool No. 7, Uncovered Parking Space No. 6, and Yard No. 8 within the three-house residential complex. Please note that the property cannot be purchased with mortgage financing. The property has an Energy Performance Certificate rating of Category D.

## MAIN FEATURES:

**Internal area**

94m<sup>2</sup>

**Bathrooms**

1

**Covered Verandas**

N/A m<sup>2</sup>

**Floor**

N/A

**Parking Spaces**

1

**Furnished**

Yes

**Energy Class**

Under Issuance

## Property Details

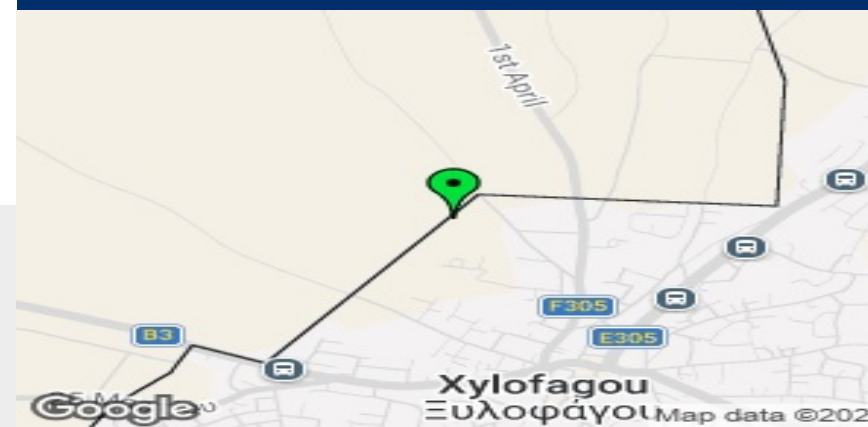
|                                           |                                               |                                        |                                       |                                              |
|-------------------------------------------|-----------------------------------------------|----------------------------------------|---------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Air Conditioning | <input type="checkbox"/> Fireplace            | <input type="checkbox"/> Guestroom     | <input type="checkbox"/> Storage room | <input type="checkbox"/> Solar Heater        |
| <input type="checkbox"/> Alarm System     | <input type="checkbox"/> Barbeque Area        | <input type="checkbox"/> Basement      | <input type="checkbox"/> Shower       | <input type="checkbox"/> Photovoltaic System |
| <input type="checkbox"/> Ensuite Toilet   | <input type="checkbox"/> Swimming Pool        | <input type="checkbox"/> Dining Room   | <input type="checkbox"/> Gym          | <input type="checkbox"/> Garden              |
| <input type="checkbox"/> Jacuzzi          | <input type="checkbox"/> Double Glaze Windows | <input type="checkbox"/> Showroom      | <input type="checkbox"/> Kitchen      | <input type="checkbox"/> Near Beach          |
| <input type="checkbox"/> Central Heating  | <input type="checkbox"/> Roof Garden          | <input type="checkbox"/> Barbeque Area | <input type="checkbox"/> Spa          | <input type="checkbox"/> Near Public Park    |
| <input type="checkbox"/> City View        | <input type="checkbox"/> Countryside          | <input type="checkbox"/> Raised Floor  |                                       |                                              |



## Modern Home For Modern Life



Location:







## Get In Touch

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