3-bedroom Detached House for Sale in Xylofagou

FOR SALE - € 315,000 + VAT EUR



https://www.mayfaircyprus.net/p/260691

Prop No.	**260691**
City:	**Larnaca**
Area:	**Xylofagou**
Bedrooms:	**3 Bedrooms**
Bathrooms:	**2 Baths**
Covered area:	**137 m²**
Covered Veranda:	**11 m²**
Plot:	**400 m²**
Title deeds:	**After construction**
Property Type:	**Detached**
Condition:	**New**

This exclusive development consists of 4 bungalows and 3 detached houses in Xylofagou, ideally located just a 20-minute drive from Larnaca city centre and only 10 minutes from Ayia Napa, renowned for its beautiful white sandy beaches, crystal-clear waters, and shallow shoreline.

The detached houses are situated on plots ranging from 400 to 572 m² and offer 137–142 m² of internal living space spread across two floors. The ground floor features an open-plan kitchen, living and dining area, while the upper floor comprises three bedrooms, including a master bedroom with an en-suite bathroom. The remaining two bedrooms share a family bathroom.

Outside, each property offers a private garden with the option to add a 3 × 8 m swimming pool, a covered parking space, and a covered veranda ranging from 11 to 14 m².

Property features

- Balcony
- Covered Parking
- Double Glazing
- En-suite
- Energy Efficient
- Garden
- Main Bathroom
- Open Plan Fitted Kitchen
- Optional Pool
- Pressurized Water System
- Solar Panels

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