3-bedroom Detached House in Xylofagou for Sale

FOR SALE - € 305,000 + VAT EUR



https://www.mayfaircyprus.net/p/260692

Prop No.	**260692**
City:	**Larnaca**
Area:	**Xylofagou**
Bedrooms:	**3 Bedrooms**
Bathrooms:	**2 Baths**
Covered area:	**130 m²**
Covered Veranda:	**14 m²**
Plot:	**270 m²**
Title deeds:	**After construction**
Property Type:	**Detached**
Condition:	**New**

Nestled in the peaceful village of Xylofagou, this boutique development comprises just three detached houses. The project is located only 20 minutes from Larnaca city centre and just a 10-minute drive from Ayia Napa, famous for its stunning white sandy beaches, crystal-clear waters, and gently sloping coastline.

Each residence is built on a private plot ranging from 270 to 335 m² and provides 130 m² of internal living space over two levels. The ground floor features a bright open-plan kitchen, dining, and living area, while the first floor accommodates three bedrooms, including a master bedroom with an en-suite bathroom. The two additional bedrooms are served by a modern family bathroom.

The outdoor area includes a private garden, a covered veranda of 14 m², and covered parking. Buyers also have the option to add a 3 × 8 m private swimming pool, creating the ideal space for outdoor living and relaxation.

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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