


## 6+ Bedroom House for Sale in Limassol - Agia Fyla

A luxury villa located in Agia Fyla, one of the finest areas of Limassol with mountain and sea view and only 2 km from the sea. It is sitting on plot of 732 sqm, it has an internal area of 550sqm and 86 sqm verandas. It consists of 6 bedrooms, 4 bathrooms, 1 guest toilet and 2 Kitchens. 

Basement : 2 Bedrooms, kitchen, living room & bathroom also wine cellar, storage room

Ground floor: Big living room, Big kitchen and guest toilet.

First Floor : 4 Bedrooms (2 bedrooms en-suit ) and another main bathroom

### Property Info

Covered Area	<b>550</b>
Covered Veranda	<b>86</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>732</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>H-71855</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

### Amenities

- Guest WC

### Location

**Location:** Limassol - Agia Fyla      Region: **Limassol**  
**Coordinates:** **34.7203043 / 33.0198024**

## Price: €1 800 000 + VAT

VAT for this property is **€273,273** or **€342,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€68 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 273.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€1 550 000 on Sep 4, 2023  
 €1 500 000 on Oct 22, 2023  
 €1 550 000 on Oct 27, 2023  
 €1 800 000 on Mar 22, 2024

