

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

Luxury 6 bedroom Villa built over 3 levels, in the sought after area of Agia Phyla (near Mediterranean clinic), Limassol. Internal covered area of 673 sq m on Plot area: 1075m2. ,61 sq m covered terrace, 57 sq m open roof terrace Main Features • Unrivalled Luxury Modern Home of Exacting Standards and Immense Proportions • Stunning modern Five/Six Bedroom Detached Home over three floors • Smart home with full Crestron home automation system, Lutron lighting system and KEF audio • Grand Staircase and double aspect entrance and facility for elevator. • Open Plan living and seating areas with Dining Room, Fireplace • Further family room with Home cinema facility • Dedicated Cine... X

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>673</b>				
Covered Veranda	<b>57</b>				
Uncovered Veranda	<b>57</b>	Plot area	<b>1075</b>	Reference Number	<b>H-98509</b>
Total Number of Floors	<b>3</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Pre-Owned</b>
Heating	<b>Central Heating, Yes</b>			Bathrooms	<b>5+</b>
Air Conditioning	<b>All rooms, Yes</b>				

Amilities	Location	Region
• Guest WC	<b>Location:</b> Limassol - Agia Fyla Coordinates: <b>34.7203043 / 33.0198024</b>	<b>Limassol</b>

## Price: €2 000 000 + VAT

VAT for this property is **€317,593** or **€380,000**. 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 Price per SQM	<b>~€76 600.00</b> <b>€2 972.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

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## Price change history

€2 000 000 on Sep 4, 2023







