

## 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...



Property Info		Plot / Area Info		Additional info		
Covered Area	673					
Covered Veranda	57			Reference Number H-98509		
Uncovered Veranda	57	Plot area	1075			
Total Number of Floors	3	Pool	Yes Covered, Yes Property type Condition Bathrooms	. , , , ,	e House Pre-Owned	
Furnishing	Unfurnished	Parking				
Heating	Central Heating, Yes			Datillouiis	5+	

Amenities Location

• Guest WC

Location: Limassol - Agia Fyla

Region: Limassol

All rooms, Yes

Coordinates: **34.7203043** / **33.0198024** 

Air Conditioning



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.

	Eveluded	Title transfer fee	~€76 600.00		Nama
	Excluded	Price per SOM	€2 972.00/m²	Common expenses	None

## **Representative: FOX**

Registration number	488	Email	info@foxrealty.com.cy
License number	344/E	Legal name	FOX Smart Estate Agency Network Ltd

Phone: +35726940150, +35725267777, +35725760781

## **Price change history**

€2 000 000 on Sep 4, 2023



























