

## 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

Covered Area	<b>673</b>
Covered Veranda	<b>57</b>
Uncovered Veranda	<b>57</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>1075</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>H-98509</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>5+</b>

### Amenities

- Guest WC

### Location

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

## 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	<b>~€76 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 972.00/m²</b>		

## Representative: FOX

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## Price change history

€2 000 000 on Sep 4, 2023











