

## 4 Bedroom House for Sale in Limassol - Agia Fyla

This lovely South facing new modern villa is now on the market .Offering a quiet residential location with beautiful sea views. There is no swimming pool but has room for a pool, meanwhile a further area where an extra room can be built for maid quarter once the title deed is issued. There is final approval on the property. Comfortable bright spacious sitting/lounge/dining areas, feature high wooden ceilings, modern fully equipped kitchen with island bar, pantry/wine cellar, storage room. Guest wc, large covered veranda off the kitchen and lounge area. The lower ground has 3 bedrooms master en suite, main bathroom, utility room, office area, further tv area, access to the gardens. The property...



### Property Info

Covered Area	<b>376</b>
Covered Veranda	<b>67</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>538</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>H-123238</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>

### Amenities

- Guest WC

### Location

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

## Price: €1 100 000 + VAT

VAT for this property is **€147,564** or **€209,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 926.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€1 300 000 on Jul 11, 2023  
 €1 100 000 on Nov 10, 2023













