


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

For sale is a modern detached house, offered off plan, in the sought-after area of Agia Filaxi. This property delivers 147 m<sup>2</sup> of comfortable internal space and 19 m<sup>2</sup> covered veranda, thoughtfully designed for families or couples seeking a tranquil yet convenient lifestyle. 

The home features three spacious bedrooms and three well-appointed bathrooms, ensuring privacy and flexible living options. With its energy efficiency class A rating, you will benefit from lower utility costs and a healthier living environment.

Set in Agia Filaxi, a peaceful suburban neighborhood, residents enjoy a calm ambiance paired with quick access to local amenities, schools, shops, and parks. The ...

### Property Info

Covered Area	<b>166</b>
Covered Veranda	<b>104</b>
Uncovered Veranda	<b>104</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>243</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>H-125284</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- Guest WC

### Location

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

**Price: €660 000 + VAT**

VAT for this property is **€41,906** or **€125,400**. 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>€3 976.00/m<sup>2</sup></b>		

**Representative: FOX**

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**Price change history**

€570 000 on Jul 13, 2023  
€660 000 on Oct 23, 2023



