

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

A modern minimalist four bedroom family home which is situated at the end of a cul de sac road, opposite a green area, in the popular area of Ayia Fyla , close to all local amenities. Incorporating contemporary design and furnishings using light and space to maximize the ambiance of the house. The property is located within 5-10 mins travel of The Heritage International Private School and has easy access of all motorway links. The ground floor comprises an entrance with ample storage space, an office/playroom leading into a living and dining areas, guest WC and a spacious separate quality furnished kitchen and utility room. All kitchen work surfaces are made from white Corian ...

### Property Info

Covered Area	<b>377</b>
Furnishing	<b>Furnished</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>610</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>2544</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2017</b>
Bathrooms	<b>4</b>

### Amenities

- Storage room

### Location

**Location:** Limassol - Agia Fyla Region: **Limassol**

## Price: €895 000 + VAT

VAT for this property is **€120,196** or **€170,050**. 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>~€32 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 374.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€895 000 on May 26, 2024













