

## 6+ Bedroom House for Sale in Limassol - Agia Fyla

Spacious Six-bedroom detached house with a private swimming pool and beautiful mountain and sea views available for sale in the Laiki Lefkothea, Limassol, Cyprus.

The detached house is located in the hills of Agia Fyla offering quick access to the Motorway and the beachfront. Within 15 minutes of driving the residents will be able to travel to Limassol Marina, the Old Town, the New Casino, My Mall, and many other interesting areas. In proximity to the six-bedroom house, there are all the necessary services that a modern household needs, services such as pharmacies, bakeries, restaurants, supermarkets, gyms, parks, cafes, spas, five-star hotels, kindergartens, private and public school...



### Property Info

Covered Area **470**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **635**  
Pool **Yes**  
Parking **Uncovered, Yes**

### Additional info

Reference Number **21344**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **1**  
View **Sea view**

### Amenities

- Guest WC

### Location

**Location:** Limassol - Agia Fyla  
Coordinates: **34.726167882073 / 33.019465782571**

Region: **Limassol**

## Price: €995 000 + VAT

VAT for this property is **€144,593** or **€189,050**. 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>~€36 400.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 117.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€1 200 000 on Jul 1, 2024  
 €995 000 on Oct 11, 2024











