

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

Villa for sale in a prestigious area on the hills of Palodeia, 5 min drive from the private school Heritage, 7 minutes drive to the city center, 10 min to the waterfront. The villa was designed by a famous architect of the city, the best materials were used in the construction. The house is 12 years old. The plot is 630 m2. Covered area: 640 m2. 5 bedrooms (all with bathrooms and wardrobes), a large and bright office with sea and city views. Large kitchen and dining area with fireplace, covered veranda with access to the pool and equipped barbecue area, high ceilings, natural wooden floors, glass elevator, VRV air conditioning system throughout the house. The house is sold furnished. Gara...

### Property Info

Covered Area  
Furnishing  
Energy Efficiency  
Air Conditioning

**640**  
**Furnished**  
**N/A**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**111987**  
**House**  
**Pre-Owned**  
**5+**

### Amenities

#### Location

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

## Price: €2 600 000 + VAT

VAT for this property is **€408,688** or **€494,000**. 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>~€100 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 063.00/m²</b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
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## Price change history

€2 600 000 on Sep 27, 2024

