

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

Reference ID: #SA35281 Price details: €570,000 +VAT Ready cozy semi-detached townhouse for sale in the tourist area of Limassol district. It is situated in the tourist area of Germasogeia. The house has its private parking and nice backyard with store room. The complex is only situated 400 m from the sandy beaches & 5\* Hotels of Limassol and project consist of common swimming pool and playground. 2 spacious beds Guest WC | Family Bath Plot size from 150 SQM Total covered area: 119 SQM High ceiling Electric shutters in beds Covered veranda 20 SQM Double glazed windows Underfloor heating Landscaped gardens Provision for PV system Fully air-conditioned Common swimming pool Private parking Fully f...

### Property Info

### Plot / Area Info

### Additional info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>139</b>                     |
| Covered Veranda  | <b>20</b>                      |
| Heating          | <b>Underfloor Heating, Yes</b> |
| Air Conditioning | <b>Yes</b>                     |

|           |                    |
|-----------|--------------------|
| Plot area | <b>150</b>         |
| Pool      | <b>Common, Yes</b> |

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>SA35281</b>   |
| Property type     | <b>House</b>     |
| Condition         | <b>Brand New</b> |
| Construction Year | <b>2024</b>      |
| Bathrooms         | <b>1</b>         |

### Amenities

### Location

**Location:** Limassol - Agia Fyla  
**Coordinates:** **34.705879488917 / 33.101307036424**

Region: **Limassol**

**Price: €570 000 + VAT**

VAT for this property is **€28,500** or **€108,300**. 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>€4 101.00/m<sup>2</sup></b> |                 |             |

**Representative: Smart Assets**

|                            |              |            |                                |
|----------------------------|--------------|------------|--------------------------------|
| Registration number        | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number             | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: <b>+35777000111</b> |              |            |                                |

**Price change history**

€570 000 on Oct 11, 2024



