

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

5 Bedroom villa in Agios Fanourios - Laiki Lefkothea - Close to Heritage School, VAT Not applicable

The house was built with excellent quality materials, and is situated on the Top of the highest Hill of Limassol Municipality in Laiki-Lefkothea. Its location and its views are stunning. The building itself is a strong, anti-seismic construction and overlooks the whole city from its privileged position. The surrounding areas and the neighborhood consist of excellent quality houses and it is inhabited by affluent citizens. It is a quiet and a calm neighborhood, and you can relax and enjoy peacefulness and clear atmosphere.



Climate: It has 2-3 degrees less than Limassol coast...

### Property Info

Covered Area	<b>478</b>
Covered Veranda	<b>25</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>595</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>233413</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>1991-2000</b>
Bathrooms	<b>4</b>

### Amenities

#### Location

**Location:** Limassol - Agia Fyla  
**Coordinates:** **34.727981908711 / 33.021088485286**

Region: **Limassol**

**Price: €975 000 + VAT**

VAT for this property is **€142,415** or **€185,250**. 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>~€35 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 040.00/m<sup>2</sup></b>		

**Representative: MySpace**

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

**Price change history**

€975 000 on Nov 8, 2024





