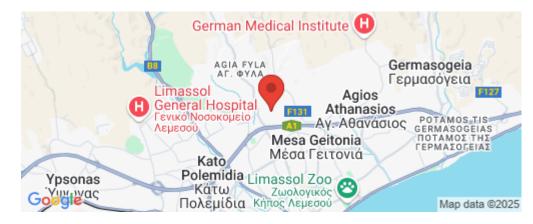


3 Bedroom House for Sale in Limassol - Agia Fyla

For sale in the sought-after neighbourhood of Agia Fyla, this modern detached house is a perfect family home. Boasting an impressive internal space of $185 \, \text{m}^2$, the property features three comfortable bedrooms and two well-appointed bathrooms, ensuring ample room for all your needs.



Built in 2020, this residence offers stylish design and energy efficiency rated A, allowing for lower utility costs while staying eco-friendly. The modern architecture complements the vibrant feel of Agia Fyla, a community known for its peaceful atmosphere and stunning city views. Here, residents enjoy a blend of tranquillity and convenience, with easy access to local amenities, schools, and parks.

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Property Info		Plot / Area Info)	Additional info	
Covered Area 185 Air Conditioning All rooms, Yes			Reference Number	25069	
			Property type	House	
	Parking Covere	Covered, Yes	Condition	Pre-Owned	
			Bathrooms	2	
			View	City view	

Amenities	Location

• Guest WC

Location: Limassol - Agia Fyla

Region: Limassol

Coordinates: 34.709054611009 / 33.028988241444



Price: €700 000 + VAT

VAT for this property is €53,541 or €133,000. 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 Excluded

Title transfer fee ~€24 600.00

Price per SQM €3 784.00/m²

Common expenses None

Representative: Kazo Real Estate

Registration number 694 Email info@kazo.com.cy
License number 372/E Legal name N/A

Phone: **+35770003020**, **+35725346402**

Price change history

€850 000 on Dec 24, 2024 €700 000 on Apr 5, 2025

















