


### 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 m<sup>2</sup>, 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

Covered Area  
Air Conditioning

**185**  
**All rooms, Yes**

#### Plot / Area Info

Parking

**Covered, Yes**

#### Additional info

Reference Number  
Property type  
Condition  
Bathrooms  
View

**25069**  
**House**  
**Pre-Owned**  
**2**  
**City view**

#### Amenities

- Guest WC

#### Location

**Location:** Limassol - Agia Fyla  
Coordinates: **34.709054611009 / 33.028988241444**

Region: **Limassol**

## Price: €650 000 + VAT

VAT for this property is **€49,716** or **€123,500**. 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>~€22 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 514.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€850 000 on Dec 24, 2024  
 €700 000 on Apr 5, 2025  
 €670 000 on Aug 28, 2025  
 €650 000 on Dec 10, 2025



