

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

Three-level villa with a private swimming pool in a prime location within Agia Fylaxis, Limassol.

The ground floor consists of an open plan living/dining area, office room, kitchen with dining/living area, and a guest's toilet.

The 1st floor consists of three bedrooms, the master bedroom is en-suite and a family bathroom.

The basement consists of a storage/playroom. Externally there is a landscaped mature garden, a private swimming pool, covered parking, and ample patio space for activities.

### Property Info

|                  |            |
|------------------|------------|
| Covered Area     | <b>230</b> |
| Heating          | <b>Yes</b> |
| Air Conditioning | <b>Yes</b> |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>608</b>          |
| Pool      | <b>Private, Yes</b> |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>56851</b>     |
| Property type     | <b>House</b>     |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2001-2010</b> |
| Bathrooms         | <b>2</b>         |

### Amenities

- Garden

### Location

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

## Price: €650 000 + VAT

VAT for this property is **€64,152** 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> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€2 826.00/m²</b> |                 |             |

## Representative: 1st Class Homes

|                     |              |            |  |
|---------------------|--------------|------------|--|
| Registration number | <b>690</b>   | Email      | <b>info@1stclass-homes.com</b>                                     |
| License number      | <b>367/E</b> | Legal name | <b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b> |

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## Price change history

€650 000 on Mar 11, 2025













