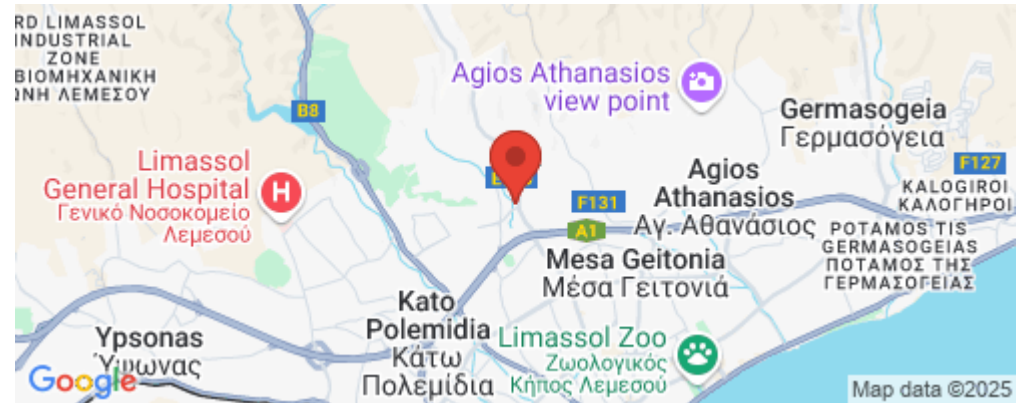


## 3 Bedroom House for Sale in Limassol District

The property is a 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. Furthermore, 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.

The property benefits from an un-exhausted build density of approx. 255m<sup>2</sup> offering the option to create extensions.

The hous...

### Property Info

Covered Area **230**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **608**  
 Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **28824**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **2**  
 View **City view**

### Amenities

### Location



• Guest WC

Region: **Limassol**

Coordinates: **34.708828211015 / 33.023975733754**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## 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>
		Price per SQM	<b>€2 826.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€650 000 on Mar 12, 2025



















