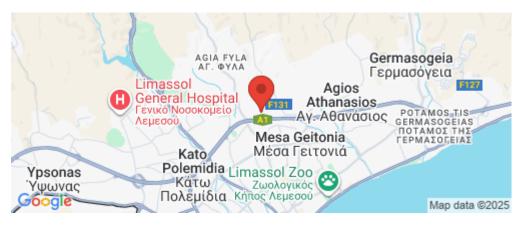


## 4 Bedroom House for Sale in Limassol District

This stunning four-bedroom detached home with an annex is situated in a peaceful residential area of Agia Fyla, offering privacy, modern design, and exceptional living spaces. The thoughtfully designed layout includes a ground-level room currently used as an office, easily convertible into a bedroom, along with a guest WC. The lower level features an open-plan living, dining, and kitchen area, seamlessly flowing onto a spacious outdoor terrace. The beautifully landscaped garden, private swimming pool, and dedicated entertainment area create the perfect setting for relaxation. An outer house, currently a fully equipped gym, can also serve as a guest or maid's quarters with provision for ...



Property Info		Plot / Area Info		Additional info	
Covered Area Furnishing Air Conditioning	248 Partially furnished All rooms, Yes			Reference Number	29052
		Plot area Pool	657 Yes	Property type	House
				Condition	<b>Pre-Owned</b>
				Bathrooms	2

## Amenities Location

• Guest WC

Coordinates: **34.706937241215** / **33.032124641551** 



Price: €1 200 000 + VAT

VAT for this property is €126,387 or €228,000. 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 ~€44 600.00

Price per SQM €4 839.00/m²

Common expenses None

## **Representative: FOX**

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## **Price change history**

€1 250 000 on Apr 10, 2025

€1 100 000 on May 24, 2025

€1 200 000 on Nov 19, 2025



