

## 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

Covered Area	<b>248</b>
Furnishing	<b>Partially furnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>657</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>29052</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

- Guest WC

### Location

Region: **Limassol**  
 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	<b>Excluded</b>	Title transfer fee	<b>~€44 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 839.00/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**

€1 250 000 on Apr 10, 2025  
€1 100 000 on May 24, 2025  
€1 200 000 on Nov 19, 2025











