

6+ Bedroom House for Sale in Limassol - Agia Fyla

Unique Modern Villa with Sea Views in Agia Fyla, Limassol.

Key Features:

Resale | NO VAT | Sea & City Views | Prime Location | High-Quality Finishes | Quiet Neighborhood

Property Overview:

Located on an elevated 646m² corner plot in prestigious Ayia Fyla, this 3-level 2005-built (renovated 2024) villa offers 483m² of internal space, 76m² covered and 263m² uncovered verandas, and 136m² of landscaped green areas. Includes 6 bedrooms, 4 bathrooms, aquarium, glass tunnel elevator, and 10x4m pool.

Interior Details:

Ground Floor: Spacious open-plan living with Italian furnishings, fireplace, guest WC & wardrobe (Antonio Citterio design), dining ...

Property Info		го	Additional info	
559 Furnished Yes Yes	Plot area Pool	646 Private, Yes	Reference Number Property type Condition Construction Year Bathrooms	57599 House Pre-Owned 2001-2010 4
	Furnished Yes	559 Furnished Plot area Yes Pool	Furnished Plot area 646 Yes Pool Private, Yes	559 Furnished Plot area 646 Yes Pool Private, Yes Reference Number Property type Condition Construction Year

Amenities Location

• Garden Location: Limassol - Agia Fyla Region: Limassol



Price: €2 800 000 + VAT

VAT for this property is **€426,812** or **€532,000**. 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	~ €108 600.00	Common expenses	None
Title deed	Has Title	Price per SOM	€5 009.00/m²		None

Representative: 1st Class Homes

Registration number	690	Email	info@1stclass-homes.com
License number	367/E	Legal	KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES
License number	307/E	name	SERVICES LTD

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Price change history

€2 800 000 on Apr 29, 2025







































