

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 646m<sup>2</sup> corner plot in prestigious Ayia Fyla, this 3-level 2005-built (renovated 2024) villa offers 483m<sup>2</sup> of internal space, 76m<sup>2</sup> covered and 263m<sup>2</sup> uncovered verandas, and 136m<sup>2</sup> 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

Covered Area **559**  
Furnishing **Furnished**  
Heating **Yes**  
Air Conditioning **Yes**

Plot / Area Info

Plot area **646**  
Pool **Private, Yes**

Additional info

Reference Number **57599**  
Property type **House**  
Condition **Pre-Owned**  
Construction Year **2001-2010**  
Bathrooms **4**

Amenities

- Garden

Location

**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	<b>Excluded</b>	Title transfer fee	<b>~€108 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€5 009.00/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

€2 800 000 on Apr 29, 2025













