

## 4 Bedroom House for Sale in Limassol - Agia Fyla

Luxury 4-Bedroom Villa with Separate Studio & Stunning Sea Views – Agia Fyla, Limassol



Discover this exquisite 4-bedroom villa + separate studio, perfectly positioned on the hill of Agios Fyla, just a 5-minute drive from Limassol's top private schools – The Heritage, The Island, and the newly built Pascal Plot.

Spanning 320m<sup>2</sup> across three levels on an elevated 355m<sup>2</sup> plot, this stunning home offers breathtaking sea views and an array of luxury amenities.

Property Features:

? Entrance Level:

Independent maid's studio with kitchen & bathroom  
Cinema room for an immersive movie experience  
Wine cellar for collectors & enthusia...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>320</b>	Plot area	<b>355</b>	Reference Number	<b>18691</b>
Air Conditioning	<b>All rooms, Yes</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
		Parking	<b>Covered, Yes</b>	Condition	<b>Pre-Owned</b>
				View	<b>Sea view</b>

- Gym

**Location:** Limassol - Agia Fyla

Region: **Limassol**

Coordinates: **34.70906864538 / 33.024233197143**

## Price: €700 000 + VAT

VAT for this property is **€87,063** or **€133,000**. 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>~€24 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 188.00/m²</b>		

## Representative: Purple International Real Estate

Registration number	<b>1052</b>	Email	<b>info@purpleinternational.eu</b>
License number	<b>512/E</b>	Legal name	<b>A.A. Purple Real Estate Ltd</b>
Phone: +35723811058			

## Price change history

€700 000 on May 2, 2025





















