

559m² House for Sale in Limassol - Agia Fyla

Renovated 2024 | Resale Property | NO VAT | Sea View | Prime Location | High Quality Materials | Quiet Neighborhood  
Situating in the prestigious area of Ayia Fyla, and standing on a generous 646m2 elevated Corner Plot, this modern villa offers breathtaking City & Sea views and a comfortable living experience. The property spans 559m² of unique internal areas, 76m2 of covered verandas, 263m2 of uncovered verandas, surrounded by 136m2 of beautifully landscaped green areas. The property spans 3 levels, including 6 bedrooms, 4 bathrooms, an aquarium, a glass tunnel elevator, and a large swimming pool.



Ground Floor:  
The ground floor houses a double open-plan solid-wood p...

Property Info

Covered Area	559
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Amenities

- Guest WC

Location

**Location:** Limassol - Agia Fyla  
**Coordinates:** 34.719913771921 / 33.023455456248

Plot / Area Info

Plot area	646
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	26089
Property type	House
Condition	Pre-Owned
Bathrooms	4
View	Sea view

## 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>
		Price per SQM	<b>€5 009.00/m²</b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€2 800 000 on May 6, 2025























