


559m² House for Sale in Limassol - Agia Fyla

Renovated 2024 | Resale Property | NO VAT | Sea View | Prime Location | High Quality Materials | Quiet Neighborhood 

Situated 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		Plot / Area Info		Additional info	
				Reference Number	26089
Covered Area	559	Plot area	646	Property type	House
Heating	Underfloor Heating, Yes	Pool	Yes	Condition	Pre-Owned
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Bathrooms	4
				View	Sea view
Amenities		Location			
• Guest WC		Location: Limassol - Agia Fyla		Region: Limassol	
		Coordinates: 34.717881076854 / 33.025504663933			

## 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/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

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## Price change history

€2 800 000 on May 6, 2025

