

## 559m<sup>2</sup> 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 646m<sup>2</sup> elevated Corner Plot, this modern villa offers breathtaking City & Sea views and a comfortable living experience. The property spans 559m<sup>2</sup> of unique internal areas, 76m<sup>2</sup> of covered verandas, 263m<sup>2</sup> of uncovered verandas, surrounded by 136m<sup>2</sup> 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	
Covered Area	<b>559</b>	Plot area	<b>646</b>	Reference Number	<b>26089</b>
Heating	<b>Underfloor Heating, Yes</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Air Conditioning	<b>All rooms, Yes</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Pre-Owned</b>
				Bathrooms	<b>4</b>
				View	<b>Sea view</b>

Amenities	Location	Region:
• Guest WC	<b>Location:</b> Limassol - Agia Fyla <b>Coordinates:</b> <b>34.717881076854 / 33.025504663933</b>	<b>Limassol</b>

## 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 Price per SQM	<b>~€108 600.00</b> <b>€5 009.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kazo Real Estate

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## Price change history

€2 800 000 on May 6, 2025











