

559m² House for Sale in Limassol District

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

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 483m² of unique internal areas, 76m² of covered verandas, 263m² of uncovered verandas, surrounded by 136m² of beautifully landscaped green areas. The property spans on 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 parquet living r...

Property Info		Plot / Area Info		Additional info	
Covered Area	559	Plot area	646	Reference Number	29389
Heating	Underfloor Heating, Yes	Pool	Yes	Property type	House
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Condition	Pre-Owned
				Bathrooms	4
				View	Sea view

Amenities

- Guest WC

Location

Region: **Limassol**

Coordinates: **34.719503249185 / 33.024979636352**

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	Excluded	Title transfer fee Price per SQM	~€108 600.00 €5 009.00/m²	Common expenses	None
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Representative: FOX

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Price change history

€2 800 000 on May 6, 2025











