

559m² House for Sale in Limassol District

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 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

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

Plot / Area Info

Plot area	646
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	29389
Property type	House
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	~€108 600.00	Common expenses	None
		Price per SQM	€5 009.00/m²		

Representative: FOX

Registration number	488	Email	info@foxrealty.com.cy
License number	344/E	Legal name	FOX Smart Estate Agency Network Ltd
Phone: +35726940150, +35725267777, +35725760781			

Price change history

€2 800 000 on May 6, 2025











