

## 559m<sup>2</sup> 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 646m<sup>2</sup> elevated Corner Plot, this modern villa offers breathtaking City & Sea views and a comfortable living experience. The property spans 483m<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 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	<b>559</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>646</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>29389</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

### 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	<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: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€2 800 000 on May 6, 2025











