

## 6+ Bedroom House for Sale in Limassol - Agia Fyla

Reference ID: #SA36482 Price details: €1,300,000 Situated on two separate plots with total area of 1.173 sq.m, this large residence offers 609 sq.m of internal space, 152sq.m of covered verandas and 46sq.m of uncovered terraces. Built in 1991 on an elevated position, it enjoys wide, unobstructed views of the city and the sea, while being just minutes away from all essential amenities. Basement: Kitchen, dining and living area Two bedrooms (one en suite with walk-in wardrobe) Bathroom, laundry room, and office Direct access to the garden, pool and outdoor gazebo Ground Floor: Main kitchen, laundry area Living room with fireplace, dining space, office and guest WC First Floor: Four bedrooms (one e...

### Property Info

Covered Area  
Total Number of Floors

**760**  
**3**

### Plot / Area Info

Plot area **1173**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**SA36482**  
**House**  
**Pre-Owned**  
**4**

### Amenities

### Location

**Location:** Limassol - Agia Fyla  
**Coordinates:** **34.708557253157 / 33.026331693913**

Region: **Limassol**

## Price: €1 300 000 + VAT

VAT for this property is **€211,079** or **€247,000**. 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>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 711.00/m²</b>		

## Representative: Smart Assets

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License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€1 300 000 on May 14, 2025







