

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

For sale Unique Modern Villa with Sea Views in Ayia Fyla, Limassol. 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 room furnished with Italian furniture, a modern firep...

### Property Info

Covered Area  
Furnishing  
Energy Efficiency  
Air Conditioning

**559**  
**Furnished**  
**A**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**153285**  
**House**  
**Pre-Owned**  
**4**

### Amenities

### Location

**Location:** Limassol - Agia Fyla Region: **Limassol**

## 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/m²</b>		

## Representative: DOM Real Estate

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## Price change history

€2 800 000 on May 15, 2025

