

## 4 Bedroom House for Sale in Limassol - Agia Fyla

An amazing 3 bedroom villa for sale in the prestigious area of Agia Fyla, Limassol. It is just a 5 minute drive from the highway therefore there is easy access and a 15 minute drive to the Limassol Marina and beaches.



The villa has just been built with the finest materials and well thought finishes. The fantastic property consists of 2 floors which are the main floor and the basement. It features a huge open plan kitchen with island and separate pantry, dining/living area with wooden beam ceilings allowing plenty of natural light come in from the sliding doors and guest wc. The basement consists of 3 bedrooms, communal spaces, laundry room, walk in wardrobe, shower room, family ...

### Property Info

Covered Area	<b>376</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>540</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>12720</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- BBQ zone

### Location

**Location:** Limassol - Agia Fyla  
**Coordinates:** **34.72021964246 / 33.018108584352**

Region: **Limassol**

## Price: €1 150 000 + VAT

VAT for this property is **€154,271** or **€218,500**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 059.00/m²</b>		

## Representative: Purple International Real Estate

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## Price change history

€1 150 000 on Jun 6, 2025









