

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

3-Bedroom Detached House for Sale – Limassol, Agia Fyla

Location: Agia Fyla, Limassol

Property Area: 185 m<sup>2</sup>

Type: Detached House

Parking: Covered

Extras: Private Garden, Balcony

Energy Efficiency: A

Air Conditioning: Full, all rooms

Construction Year: 2020

Discover this stunning 3-bedroom detached house in the highly desirable Agia Fyla area of Limassol. Boasting a spacious 185 m<sup>2</sup> layout, this modern home is designed for comfort and convenience.

Key Features:

Open-plan living and dining area with ample natural light

Stylish and fully equipped kitchen

Master bedroom with en-suite bathroom

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### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>185</b>            |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>500</b> |
|-----------|------------|

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>238548</b>    |
| Property type     | <b>House</b>     |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2020</b>      |
| Bathrooms         | <b>3</b>         |

### Amenities

### Location

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

## Price: €670 000 + VAT

VAT for this property is **€51,246** or **€127,300**. 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>~€23 400.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 622.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€700 000 on Aug 5, 2025  
 €670 000 on Aug 28, 2025











