

## 4 Bedroom House for Sale in Limassol

This villa is a fully customised and positioned on the hills of Agia Phyla in Limassol. It has modern architecture, elevated verandas and beautiful views. It includes patios, quality materials, refined finishes. TURNKEY FINISHES: Deluxe floors in each room Marble floors and walls in toilets and bathrooms High ceilings (3.50m) Security entrance doors Underfloor heating VRV systems High-quality sanitary wear from Germany Top-to-floor double glazed thermal aluminium windows High-quality kitchen cabinets from Italy High-quality wardrobes from Italy The Project has EPC certificate with "A" Energy Efficiency Rating.



### Property Info

Covered Area	<b>446</b>
Covered Veranda	<b>71</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area **1232**

### Additional info

Reference Number	<b>Q64-1</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

### Location

**Location:** Limassol Region: **Limassol**  
**Coordinates:** **34.6851 / 33.0442**

## Price: €2 100 000 + VAT

VAT for this property is **€300,121** or **€399,000**. 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>~€80 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 709.00/m²</b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>N/A</b>	Email	<b>cyp@cyprus-alliance.com</b>
License number	<b>N/A</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
Phone: <b>+35725355260, +35780004455</b>			

## Price change history

€2 100 000 on Aug 26, 2025







