

## 4 Bedroom House for Sale in Limassol

The project is located in a quiet residential area of Agia Fyla, close to all amenities, banks, business offices, schools, just 5 minutes' drive to the highway and only 10 minutes' drive to the sea. Specifications: AC split units Alarm system CCTV Underfloor heating (water) Barbeque area Elevator Private swimming pool The Project has EPC certificate with "A" Energy Efficiency Rating.



### Property Info

Covered Area	<b>458</b>
Covered Veranda	<b>139</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area	<b>800</b>
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### Additional info

Reference Number	<b>S049-2</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: €1 350 000 + VAT**

VAT for this property is **€194,600** or **€256,500**. 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>~€50 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 948.00/m<sup>2</sup></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>
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**Price change history**

€1 350 000 on Aug 26, 2025

