

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

- 3 Bedrooms
- 3 WC
- Internal Area: 376 m<sup>2</sup>
- Plot Size: 540 m<sup>2</sup>
- Year of Completion: 2022
- Parking Spaces: 2 covered
- +1 small extra bedroom (maid room)



### Layout:

- Basement: Multifunctional Space ( 3 bedrooms, communal spaces, a laundry room, a walk in wardrobe, a shower room, a family bathroom, and storage)
- Ground & Upper Floors: Spacious, modern open-plan Kitchen/dining/ living room with maximum comfort & functionality
- Outdoor with BBQ Area & Panoramic City/Sea Views
- Private Garden and provision for Swimming Pool

### Location Advantages:

- Prime Setting in Prestigi...

### Property Info

### Plot / Area Info

### Additional info

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

Plot area	<b>540</b>
Parking	<b>Covered, Yes</b>

Reference Number	<b>14081</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

### Location



• Guest WC

**Location:** Limassol - Agia Fyla      Region: **Limassol**  
**Coordinates:** **34.72837 / 33.020677**

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## Price: €995 000 + VAT

VAT for this property is **€133,478** or **€189,050**. 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>€2 646.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€995 000 on Sep 19, 2025





