

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

Reference ID: #SA32048 Price details: €1,200,000 An immaculate 4 bedroom 3 bathroom villa in one of the most sought after areas in Limassol, Ayia Phyla. The property is located just 3 minutes' walk from local amenities and other facilities. The ground floor features a luxurious living and dining room and a separate kitchen. The villa has a lovely and private patio for dining al fresco and 2 covered garages. On the first floor there are four bedrooms. The master bedroom has a spacious en-suite bathroom and benefits from a large veranda with nice sea view. The villa comes with a separated studio on the ground floor, which can be rented out. It also has a separate room with a small kitchen...

### Property Info

Covered Area	<b>500</b>
Covered Veranda	<b>50</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>527</b>
Pool	<b>No</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA32048</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

- Balcony

### Location

**Location:** Limassol - Agia Fyla  
**Coordinates:** **34.705986248804 / 33.028428981056**

Region: **Limassol**

## Price: €1 200 000 + VAT

VAT for this property is **€177,600** or **€228,000**. 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>~€44 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 400.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€1 200 000 on Oct 19, 2023





