

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

In the prestigious Ayia Fila area of Lefkothea, this elegant villa perfectly combines luxury and comfort. Located just a few minutes' drive from the center of Limassol and Heritage School, it offers an exceptional standard of living for discerning buyers. This five-bedroom residence has been thoughtfully designed down to the smallest details. The master bedroom serves as an oasis of comfort, featuring two walk-in closets, an en-suite bathroom with a jacuzzi, and a spacious balcony offering breathtaking views. The guest bedroom, also with an en-suite bathroom, and a private maid's room ensure convenience and privacy. The expansive living room with high ceilings and large windows fills ... X

### Property Info

Covered Area	<b>500</b>
Covered Veranda	<b>80</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area **737**

### Additional info

Reference Number	<b>10683</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>

### Amenities

### Location

**Location:** Limassol - Agia Fyla      Region: **Limassol**  
**Coordinates:** **34.726361 / 33.017806**

## Price: €1 495 000 + VAT

VAT for this property is **€221,260** or **€284,050**. 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 Price per SQM	<b>~€56 400.00</b> <b>€2 990.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	--	-----------------	-------------

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>

Phone: **+35726080180, +35797612926**

## Price change history

€1 495 000 on Oct 8, 2025











