

## 6+ Bedroom House for Sale in Limassol - Agia Fyla

This beautifully renovated six-bedroom residence offers a rare combination of generous space, timeless warmth, and a location tailored for family living. Set in a quiet, residential neighborhood, the home is conveniently close to renowned schools, key transport routes, and everyday amenities, making it an ideal sanctuary for growing families. ✖

Covering a vast area, the layout is both functional and inviting, with open-plan living areas that seamlessly flow between the kitchen, dining, and family zones. Each of the six spacious bedrooms is thoughtfully arranged to allow both privacy and connection, perfect for dynamic family life.

The interiors reflect a soft, homely aesthetic,...

### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>320</b>                     |
| Covered Veranda  | <b>20</b>                      |
| Furnishing       | <b>Partially furnished</b>     |
| Heating          | <b>Autonomous Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

### Plot / Area Info

Plot area **352**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>11988</b>     |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

### Location

**Location:** Limassol - Agia Fyla      **Region:** **Limassol**  
**Coordinates:** **34.70477 / 33.007862**

## Price: €700 000 + VAT

VAT for this property is **€87,063** or **€133,000**. 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<br>Price per SQM | <b>~€24 600.00</b><br><b>€2 188.00/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> |
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## Price change history

€700 000 on Oct 8, 2025

