

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

Reference ID: #SA31309 Price details: €2,300,000 A classic-designed Six bedroom Villa with beautiful gardens and a large pool, located at a very prestigious area near private schools (Grammar School), with easy access to the motorway. The villa offers stunning views of Limassol and includes a large bbq area, garage, storage rooms and a gym area. The villa is highly maintained and comes with all modern facilities, such as central heating, surround sound system, automatic irrigation system, etc. Covered area: 715sq.m. Plot size: 1086m<sup>2</sup> 6 bedrooms 5 Toilets/4 Bathrooms Spacious living and dining area Internal garden areas Separate maid's quarters Air Conditioning Surround sound system BBQ area Auto...



### Property Info

Covered Area	<b>715</b>
Covered Veranda	<b>N/A</b>
Uncovered Veranda	<b>N/A</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1086</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>SA31309</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>

### Amenities

- Storage room

### Location

**Location:** Limassol - Agia Fyla

Region: **Limassol**

Coordinates: **34.709663924008 / 33.034616241165**

## Price: €2 300 000 + VAT

VAT for this property is **€369,448** or **€437,000**. 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>~€88 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 217.00/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

€2 300 000 on Oct 19, 2023





