

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

A spacious villa located on a quiet street in the Laiki Lefkothea area of Limassol, close to international schools and a supermarket. The property was fully renovated in 2018, including structural and utility upgrades, and offers a comfortable layout across multiple levels. The villa features four large bedrooms, two of which include mezzanine lofts, a master suite with en-suite bathroom and walk-in wardrobe, and an additional en-suite room in the basement. The living spaces include an office, a playroom, and a bright living area with a fireplace. Outdoors, residents can enjoy an expansive garden with a private swimming pool, covered pergolas, and a seating area for relaxation. The main f...

### Property Info

Covered Area	<b>525</b>
Covered Veranda	<b>105</b>

### Plot / Area Info

Plot area	<b>750</b>
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### Additional info

Reference Number	<b>B409-1</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>

### Amenities

### Location

**Location:** Limassol - Agia Fyla      Region: **Limassol**  
**Coordinates:** **34.72643 / 33.02302**

## Price: €1 400 000 + VAT

VAT for this property is **€210,000** or **€266,000**. 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>~€52 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 667.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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## Price change history

€1 400 000 on Oct 9, 2025







