

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

Situated in the quiet residential area of Laiki Lefkothea, Agia Fyla, this impressive villa combines generous interior spaces with modern comfort and elegant outdoor living. The property sits on a 750 m<sup>2</sup> plot and spans 420 m<sup>2</sup> of covered area, thoughtfully designed for family living.

The home features a spacious open-plan layout with a large living area, separate kitchen, and office space. It includes four large bedrooms—two of which feature mezzanine lofts—and a master suite with en-suite bathroom and walk-in wardrobe. A fully renovated basement offers an additional en-suite room, storage area, and playroom, ideal for a growing family.

Outdoors, a private swimming pool...

### Property Info

Covered Area **420**  
Energy Efficiency **B**

### Plot / Area Info

Plot area **750**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **239912**  
Property type **House**  
Condition **Pre-Owned**  
Construction Year **1991-2000**  
Bathrooms **2**

### Amenities

- Parking

### Location

**Location:** Limassol - Agia Fyla Region: **Limassol**

## Price: €1 250 000 + VAT

VAT for this property is **€175,000** or **€237,500**. 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>~€46 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 976.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€1 400 000 on Oct 11, 2025  
 €1 250 000 on Mar 13, 2026





