

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

An amazing brand new 3 bedroom villa for sale in the prestigious area of Laiki Lefkothea in Agia Fyla, Limassol. It is located on an elevated location with amazing sea views.

The villa has the finest materials and well thought finishes. This fantastic property consists of 2 floors which are the main floor and the basement.

It features a huge open plan kitchen and separate pantry, dining/living area with wooden beam ceilings allowing plenty of natural light come in from the sliding doors and guest wc.

The basement consists of 3 bedrooms, communal spaces, laundry room, walk in wardrobe, shower room, family bathroom and storage.

VRV system and Underfloor heating. ...

### Property Info

Covered Area	<b>375</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>538</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>240062</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2023</b>
Bathrooms	<b>3</b>

### Amenities

### Location

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

## Price: €995 000 + VAT

VAT for this property is **€133,330** or **€189,050**. 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	<b>~€36 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 653.00/m²</b>		

## Representative: MySpace

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## Price change history

€995 000 on Oct 22, 2025





