

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

This modern 3-bedroom villa combines elegant architecture with energy-efficient design and premium materials. Featuring open-plan living spaces, large double-glazed aluminum windows, and high-quality finishes, it offers a perfect blend of comfort and sophistication.



## Highlights:

- Energy Efficiency Class A with 5 kW photovoltaic system and pressurized water heating
- Electric shutters, A/C and security alarm provisions, and intercom with camera
- Custom woodcraft, granite countertops, and Graffiato exterior texture
- Aluminum "Series 3000 PLUS" windows with mosquito nets
- Enclosed parking area, modern railings, and landscaped surroundings...

Property Info		Plot / Area Info		Additional info	
Covered Area	165				
Covered Veranda	18	Plot area 243	242	Reference Number	9610
Uncovered Veranda	104		Covered, Yes	Property type Bathrooms	House 3
Total Number of Floors	2	Parking			
Energy Efficiency	A				

Amenities Location



**Location:** Limassol - Agia Fyla

Coordinates: 34.721129903819 / 33.003959653236

Region: **Limassol** 



**Price: €660 000 + VAT** 

VAT for this property is **€41,400** or **€125,400**. 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 Excluded

Title transfer fee ~€23 000.00

Price per SQM €4 000.00/m²

Common expenses None

## **Representative: RealDeal Estates**

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## **Price change history**

€660 000 on Oct 23, 2025









HOUSE A

HOUSE B

HOUSE C

HOUSE D

K.Ymobujum

K.Ymobujum

Vm. 2

Vm. 1

Kabujum

Vm. 1

Kabu

FIRST FLOOR PLAN