


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

Covered Area	165
Covered Veranda	18
Uncovered Veranda	104
Total Number of Floors	2
Energy Efficiency	A

Plot / Area Info

Plot area	243
Parking	Covered, Yes

Additional info

Reference Number	9610
Property type	House
Bathrooms	3

Amenities

- Parking

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	Common expenses	None
		Price per SQM	€4 000.00/m²		

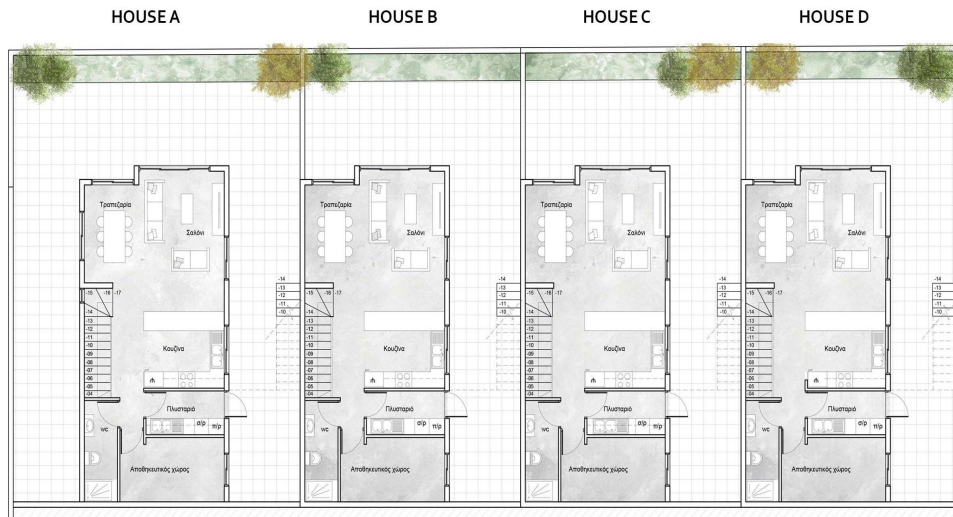
Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€660 000 on Oct 23, 2025





GROUND FLOOR PLAN



FIRST FLOOR PLAN