


## 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	<b>165</b>
Covered Veranda	<b>18</b>
Uncovered Veranda	<b>66</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>184</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>9611</b>
Property type	<b>House</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Limassol - Agia Fyla

**Coordinates:** **34.721129903819 / 33.003959653236**

Region: **Limassol**

## Price: €610 000 + VAT

VAT for this property is **€38,264** or **€115,900**. 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>~€21 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 697.00/m²</b>		

## Representative: RealDeal Estates

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

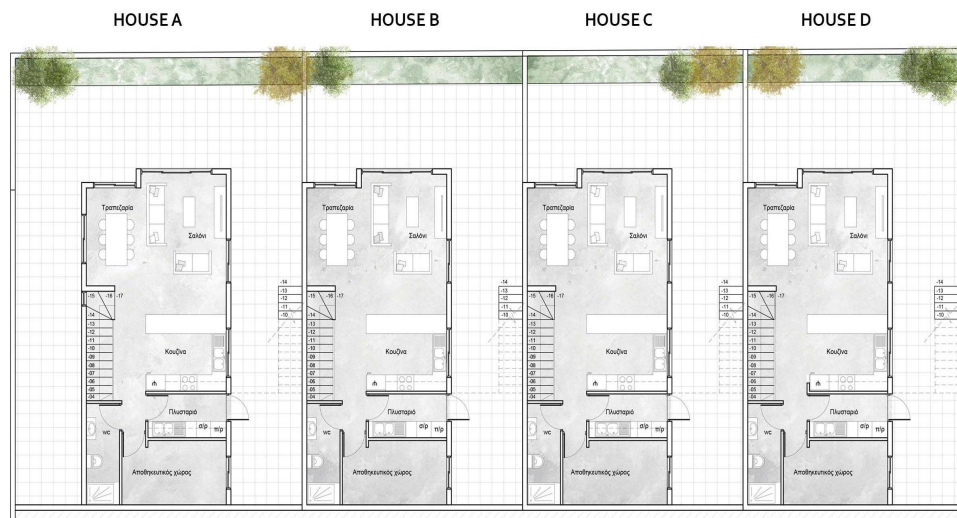
## Price change history

€610 000 on Oct 23, 2025









GROUND FLOOR PLAN



FIRST FLOOR PLAN