


### 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           | <b>165</b> | Plot area | <b>184</b>          | Reference Number | <b>9611</b>  |
| Covered Veranda        | <b>18</b>  | Parking   | <b>Covered, Yes</b> | Property type    | <b>House</b> |
| Uncovered Veranda      | <b>66</b>  |           |                     | Bathrooms        | <b>3</b>     |
| Total Number of Floors | <b>2</b>   |           |                     |                  |              |
| Energy Efficiency      | <b>A</b>   |           |                     |                  |              |

**Amenities**

**Location**

- Parking

**Location:** Limassol - Agia Fyla      Region: **Limassol**  
**Coordinates:** **34.721129903819 / 33.003959653236**

## 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/m<sup>2</sup></b> |                 |             |

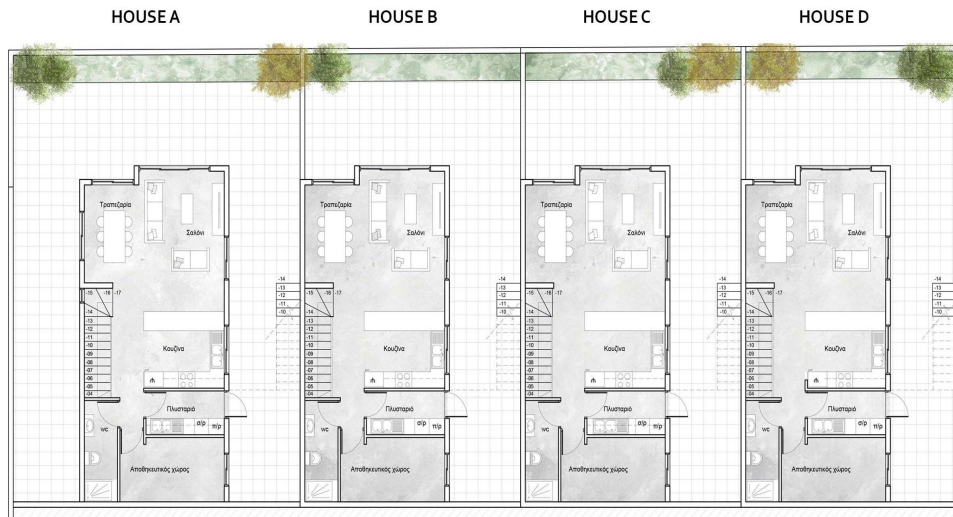
## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| 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> |              |            |  |

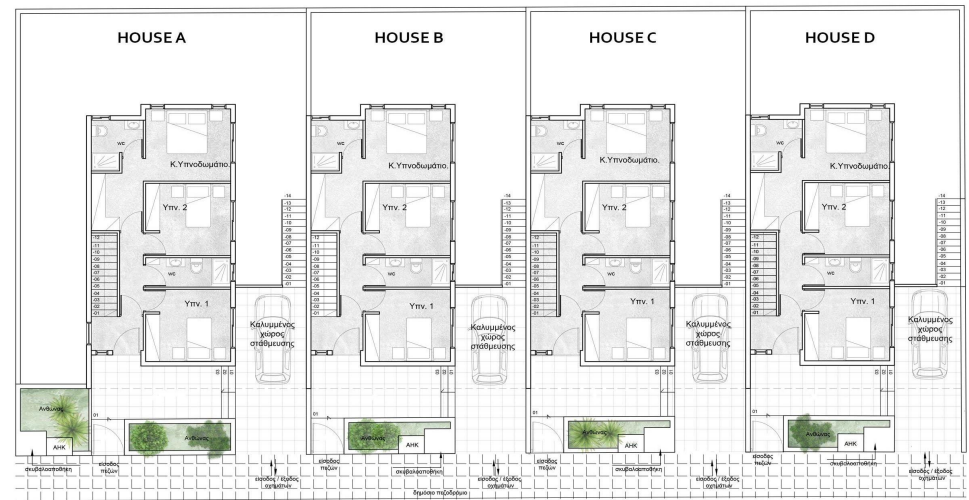
## Price change history

€610 000 on Oct 23, 2025





GROUND FLOOR PLAN



FIRST FLOOR PLAN