

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. X

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	184	Reference Number
Uncovered Veranda	66	Parking	Covered, Yes	Property type
Total Number of Floors	2			Bathrooms
Energy Efficiency	A			3

Amenities	Location	
• Parking	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	Excluded	Title transfer fee	~€21 000.00	Common expenses	None
		Price per SQM	€3 697.00/m²		

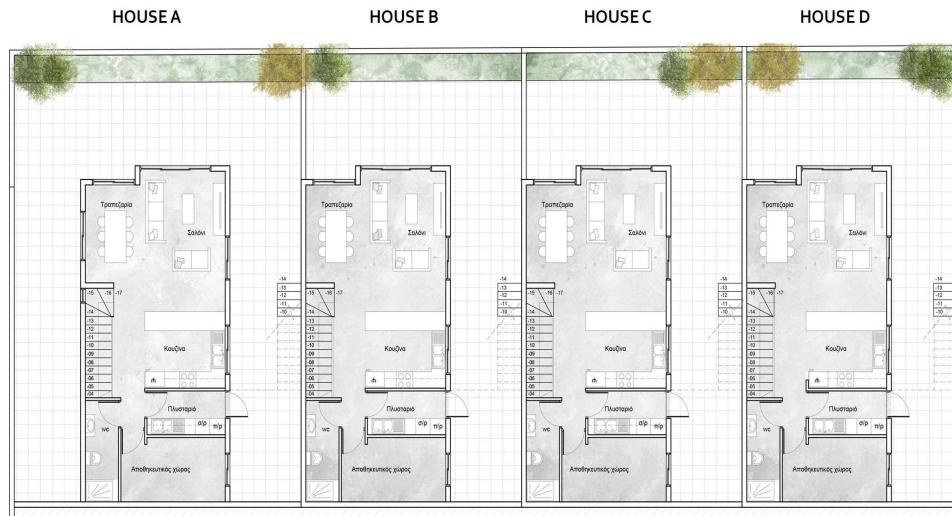
Representative: RealDeal Estates

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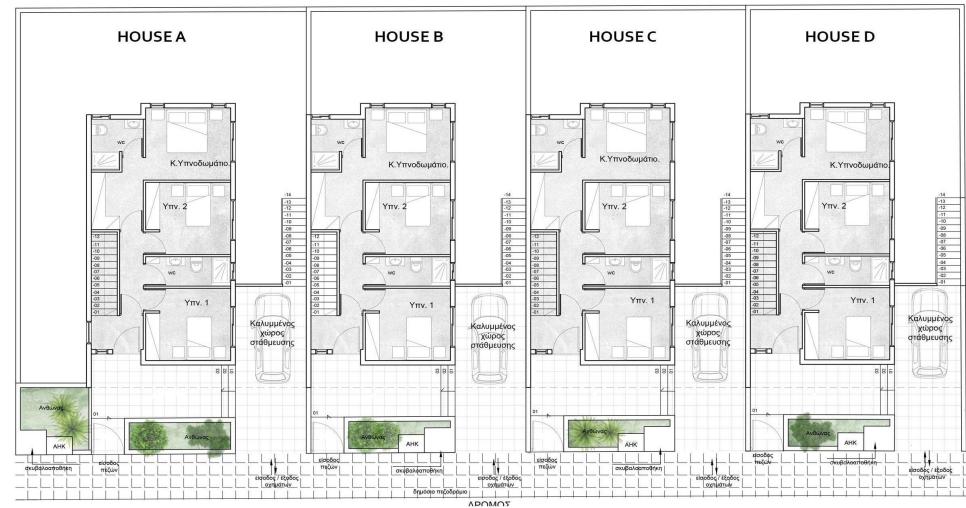
Price change history

€610 000 on Oct 23, 2025





GROUND FLOOR PLAN



FIRST FLOOR PLAN