

## 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 <b>184</b> Parking <b>Covere</b>	104	Reference Number	9612
Uncovered Veranda	66		Covered, Yes	Property type	House
Total Number of Floors	2			Bathrooms	3
Energy Efficiency	Α				

Amenities 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 Excluded

Title transfer fee ~€21 000.00

Price per SQM €3 697.00/m²

Common expenses None

## **Representative: RealDeal Estates**

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## **Price change history**

€610 000 on Oct 23, 2025





HOUSE D





Dec 2, 2025