


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	Plot area	184	Reference Number	9612
Covered Veranda	18	Parking	Covered, Yes	Property type	House
Uncovered Veranda	66			Bathrooms	3
Total Number of Floors	2				
Energy Efficiency	A				

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

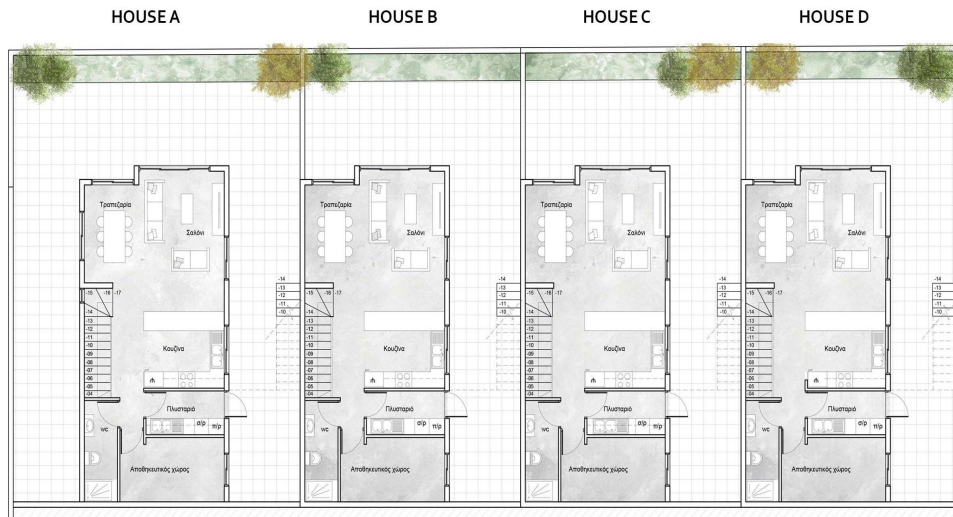
Representative: RealDeal Estates

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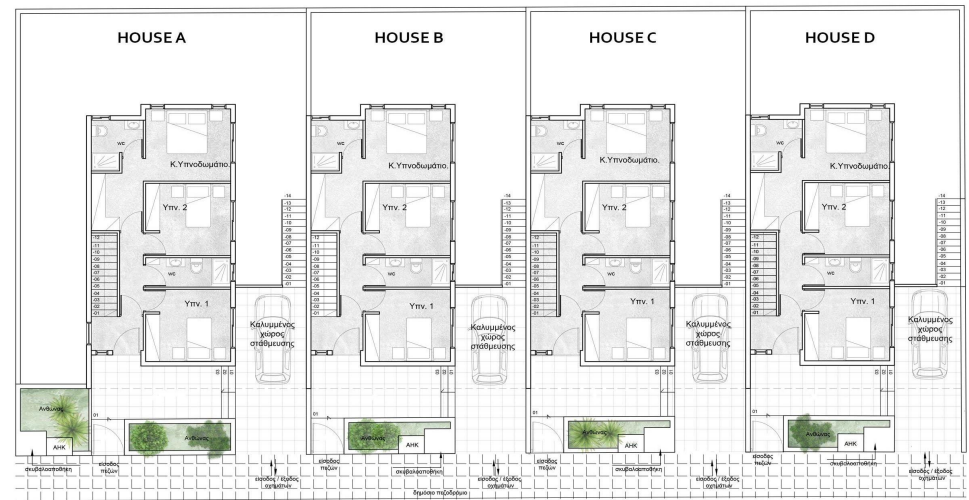
Price change history

€610 000 on Oct 23, 2025





GROUND FLOOR PLAN



FIRST FLOOR PLAN