

## 5 Bedroom House for Sale in Limassol - Agia Fyla

Where day-to-day comfort meets entertainer scale. Spanning 580 m<sup>2</sup> (~6,243 ft<sup>2</sup>) across four considered levels and set on an approx. 600 m<sup>2</sup> plot (~6,458 ft<sup>2</sup> / ~0.15 acres), House Myrras blends generous interiors with sun-lit outdoor spaces—ideal for multi-generational living, working from home, and hosting at any scale.

### Why it stands out

Entertainer's layout: Two living rooms, two dining zones, and dual kitchens (main + concealed prep kitchen) flow to broad balconies and a kitchen terrace overlooking the 10 x 5 m pool.

Energy-savvy & ready to upgrade: Central heating in place; energy-efficiency documentation completed and the home is eligible fo...

Property Info	Plot / Area Info		Additional info	
Covered Area	<b>580</b>	Plot area	<b>600</b>	Reference Number <b>240221</b>
Energy Efficiency	<b>B</b>	Pool	<b>Yes</b>	Property type <b>House</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition <b>Pre-Owned</b>
				Construction Year <b>1991-2000</b>
				Bathrooms <b>4</b>

### Amenities

### Location

**Location:** Limassol - Agia Fyla **Region:** Limassol

## Price: €1 800 000 + VAT

VAT for this property is **€276,828** or **€342,000**. 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 Price per SQM	<b>~€68 600.00</b> <b>€3 103.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

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## Price change history

€1 800 000 on Oct 25, 2025



