

## 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

Covered Area **580**  
 Energy Efficiency **B**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **600**  
 Pool **Yes**

### Additional info

Reference Number **240221**  
 Property type **House**  
 Condition **Pre-Owned**  
 Construction Year **1991-2000**  
 Bathrooms **4**

### 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 | <b>~€68 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 103.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |   |
|--|--------------|------------|---|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                 |
| License number                           | <b>1047</b>  | Legal name | <b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€1 800 000 on Oct 25, 2025



