

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

Reference ID: #17745 Price details: €8,500,000 We are proud to present you a unique opportunity to own this beautiful villa Located in Ayia Fyla. Only 10-minute drive to the city center and the beach. A very large beautiful, fully furnished, super luxury detached Villa with sea views ,12m x 6m kidney shaped swimming pool, Outdoor BBQ area, 1 master bedroom en suite with 2 Jacuzzi and big walk-in closet 3 big bedrooms with en suite, separate wardrobe room, office ( it can be used as an extra bedroom), Wi-fi network, separate studio flat with different entrance for the housekeeper/maid, guest luxury Versace toilet, 1 large kitchen with granite tops and 3 smaller kitchens, 2 big storage rooms, Do...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>900</b>				
Covered Veranda	<b>N/A</b>				
Uncovered Veranda	<b>N/A</b>	Plot area	<b>2168</b>	Reference Number	<b>17745</b>
Furnishing	<b>Unfurnished</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Energy Efficiency	<b>N/A</b>	Parking	<b>No</b>	Condition	<b>Pre-Owned</b>
Heating	<b>Underfloor Heating, Yes</b>			Bathrooms	<b>5+</b>
Air Conditioning	<b>All rooms, Yes</b>				

### Amenities

- Storage room

### Location

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

## Price: €8 500 000 + VAT

VAT for this property is **€1,416,667** or **€1,615,000**. 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>~€336 600.00</b> <b>€9 444.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Smart Assets

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## Price change history

€8 500 000 on Oct 19, 2023





