

225m² House for Sale in Limassol - Agia Fyla

Situated in the tranquil Lefkothea area of Ayia Fyla, this elegant two-storey residence combines contemporary architecture with refined comfort. Built in 2022 and maintained in excellent condition, it offers a total covered area of 225 m² on a 590 m² plot, surrounded by greenery and aromatic Mediterranean plants such as rosemary, lavender, and mastic trees. The home features six bedrooms—some adaptable as offices or playrooms—three bathrooms, and four WCs. The spacious living area with high ceilings and an Italian fireplace opens to verandas and balconies with sweeping views of Limassol and the sea. The fully equipped AEG kitchen blends modern design with functionali...



Property Info

Plot / Area Info

Additional info

Covered Area	225	Plot area	590	Reference Number	B466-1
				Property type	House
				Condition	Pre-Owned
				Bathrooms	5+

Amenities

Location

Location: Limassol - Agia Fyla Region: **Limassol**
Coordinates: 34.72821 / 33.02041

Price: €1 300 000 + VAT

VAT for this property is **€125,667** or **€247,000**. 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	Excluded	Title transfer fee	~€48 600.00	Common expenses	None
		Price per SQM	€5 778.00/m²		

Representative: Cyprus Developers Alliance (CDA Group)

Registration number	Registration number 591	Email	sales@cyprus-alliance.com
License number	License 118/E	Legal name	Cyprus Developers Alliance (CDA Group)
Phone: +35725314237, +35797977765			

Price change history

€1 300 000 on Oct 31, 2025







