

## 225m<sup>2</sup> 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 m<sup>2</sup> on a 590 m<sup>2</sup> 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 functional... ✖

Property Info	Plot / Area Info	Additional info
Covered Area	<b>225</b>	Plot area
	<b>590</b>	Reference Number
		Property type
		Condition
		Bathrooms
		<b>B466-1</b>
		<b>House</b>
		<b>Pre-Owned</b>
		<b>5+</b>

Amenities	Location
	<b>Location:</b> Limassol - Agia Fyla
	Region: <b>Limassol</b>
	Coordinates: <b>34.72821 / 33.02041</b>

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€48 600.00</b> <b>€5 778.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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## Price change history

€1 300 000 on Oct 31, 2025







