


## 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 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	<b>Excluded</b>	Title transfer fee	<b>~€48 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 778.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

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## Price change history

€1 300 000 on Oct 31, 2025







