

## 225m<sup>2</sup> House for Sale in Limassol - Agia Fyla

This beautifully designed 6 bedrooms home offers modern architecture and quality finishes in one of Limassol finest residential areas.



### Key features:

- 6 bedrooms
- 4 W/Cs
- Internal area: 225 m<sup>2</sup>
- Covered verandas: 9 m<sup>2</sup>
- Uncovered veranda: 6 m<sup>2</sup>
- Plot size: 590 m<sup>2</sup>
- 2-level house
- Designer kitchen
- Double-glazed aluminum windows
- Air conditioning system
- Construction year: 2022

### Property Highlights:

- Panoramic city and sea views
- Resale property with no VAT charges
- Strong rental potential in high-demand location

- Easy access to highway and lo...

### Property Info

Covered Area **225**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **590**  
 Parking **Uncovered, Yes**

### Additional info

Reference Number **15009**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **4**  
 View **Sea view**

### Amenities

- Guest WC

### Location

**Location:** Limassol - Agia Fyla      Region: **Limassol**  
 Coordinates: **34.72837 / 33.020677**

## 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/m²</b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: +35722344842			

## Price change history

€1 300 000 on Nov 7, 2025













