

## 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	<b>225</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>590</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>15011</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

- 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/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
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## Price change history

€1 300 000 on Nov 7, 2025







