

## 428m<sup>2</sup> House for Sale in Limassol District

Discover a rare opportunity to own one of Limassol's most distinguished residences, nestled in the prestigious Panthea-Agia Fyla area. 

This masterfully designed villa combines architectural elegance, functional sophistication, and refined comfort, offering an exceptional lifestyle for those who demand only the finest.

### Property Overview

Plot Size: 1,086 m<sup>2</sup>

Total Covered Area: 739 m<sup>2</sup>

Covered Verandas: 43 m<sup>2</sup>

Uncovered Verandas: 209 m<sup>2</sup>

Outdoor Garden Area: 453 m<sup>2</sup>

Basement: 247 m<sup>2</sup>

Ground Floor: 236 m<sup>2</sup>

First Floor: 188 m<sup>2</sup>

Maid's Quarters: 95 m<sup>2</sup>

Year Built: 1991 (maintained in immaculate condition)<...

**Property Info**

**Plot / Area Info**

**Additional info**

Covered Area	<b>428</b>	Plot area	<b>1086</b>	Reference Number	<b>31758</b>
Furnishing	<b>Furnished</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Heating	<b>Central Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Pre-Owned</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>2</b>
				View	<b>City view</b>

**Amenities**

- Gym

**Location**Region: **Limassol**Coordinates: **34.706583587793 / 33.03537958437**

## Price: €2 200 000 + VAT

VAT for this property is **€310,056** or **€418,000**. 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>~€84 600.00</b> <b>€5 140.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€2 200 000 on Nov 7, 2025









