

## 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  
Furnishing  
Heating  
Air Conditioning

**428**  
**Furnished**  
**Central Heating, Yes**  
**All rooms, Yes**

Plot area  
Pool  
Parking

**1086**  
**Yes**  
**Covered, Yes**

Reference Number **31758**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **2**  
View **City view**

**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	<b>~€84 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 140.00/m²</b>		

## Representative: FOX

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## Price change history

€2 200 000 on Nov 7, 2025









