

## 500m<sup>2</sup> House for Sale in Limassol - Agia Fyla

For Sale: A luxury villa located in the Agia Fyla, Panthea area of Limassol, offered with an 8-month renovation delivery. Set on a 732 sqm plot, the villa provides 500 sqm of internal space and 86 sqm of covered verandas, along with panoramic sea and mountain views. Originally built in 2005, it will be delivered fully renovated into a modern home of high standards. ✖

The property includes six spacious bedrooms, four bathrooms plus a guest WC, two kitchens, two storage rooms, and two parking spaces. Large windows bring in natural light throughout the house, and the outdoor area features a mature garden and private pool. Underfloor heating and an Energy Efficiency A rating ensure year-...

### Property Info

Covered Area	<b>500</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>732</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>29107</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

### Amenities

- Balcony

### Location

**Location:** Limassol - Agia Fyla  
**Coordinates:** **34.71201951984 / 33.035941641351**

Region: **Limassol**

## Price: €2 850 000 + VAT

VAT for this property is **€421,800** or **€541,500**. 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>~€110 600.00</b> <b>€5 700.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kazo Real Estate

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License number	<b>372/E</b>	Legal name	<b>N/A</b>
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## Price change history

€2 850 000 on Dec 10, 2025

