

## 5 Bedroom House for Sale in Agios Sylas, Limassol District

Set in Agios Sylas, on the western part of Limassol, this gated Tuscan-inspired estate offers panoramic views over Akrotiri Bay. The property is located just 15 minutes from Limassol's city centre, 10 minutes from Lady's Mile Beach and just a minute from the A2 motorway. The main residence spans on a spacious plot, has a grand entrance and elegant foyer as well as the living and dining areas with a fireplace. The main area also features kitchen, secondary kitchenette, pantry, wine cellar and a utility room, with an access to a covered three-car garage. Upstairs, four en-suite bedrooms are located, each with a private balcony with uninterrupted south-facing views over the garde... 

Property Info	Plot / Area Info		Additional info	
Covered Area	<b>623</b>	Plot area	<b>2892</b>	Reference Number
				Property type
				Condition

Amenities	Location
	<b>Location:</b> Agios Sylas
	Region: <b>Limassol</b>

Coordinates: **34.6971 / 32.96987**

## Price: €3 300 000 + VAT

VAT for this property is **€515,764** or **€627,000**. 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>~€128 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 297.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
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## Price change history

€3 300 000 on Jan 18, 2026





