

## 6+ Bedroom House for Sale in Limassol - Agia Fyla

6 Bedroom modern villa designed for comfort, quality, and energy efficiency, featuring an A+ energy rating and high-performance double-layer low-e glass aluminum doors and windows.

Built with 33cm thick walls for enhanced insulation, the property ensures year-round comfort. The interior showcases high-quality kitchen countertops, elegant Italian-style wardrobes, kitchen and bathroom cabinetry, and premium Spanish ceramic tiles throughout.

A perfect blend of durability, style, and contemporary living.

### Property Info

Covered Area **423**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **932**  
 Pool **Yes**

### Additional info

Reference Number **243671**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **5+**

### Amenities

#### Location

**Location:** Limassol - Agia Fyla Region: **Limassol**

## Price: €3 500 000 + VAT

VAT for this property is **€491,241** or **€665,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 274.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€3 800 000 on Apr 27, 2026  
 €3 500 000 on May 16, 2026

