

#1330

# Spacious 3 bedroom Villa with Pool in Agia Fyla Area

 Agia Fyla, Limassol

€495,000





# Overview

## Specifications

Bedrooms



3

Bathrooms



3

Covered



180 m<sup>2</sup>

Type

**Villa**

Plot

**521 m<sup>2</sup>**

Status

**Resale**

Year of construction

**1988**

## Description

Discover a comfortable two-storey home in Agia Fyla, Limassol that combines modern living with practical features.

Key Features:

- Thoughtful Ground Floor:

The entrance leads into a ground floor that includes a versatile room, a guest toilet, a kitchenette, and an open-plan kitchen and living area with a breakfast bar and a fireplace. Large window-doors provide plenty of natural light and offer views of the garden and private pool.

- Private and Well-Appointed First Floor:

Two en-suite bedrooms are located on the first floor, one of which includes a balcony with sea views. The master bedroom features a fireplace, a sunroom, and a walk-in wardrobe with a loft.

- Outdoor Living:

The property sits on a 521m<sup>2</sup> plot with a landscaped garden, private swimming pool, and ample patio space. Covered parking and two engine rooms (for central heating and the pool) add to the convenience.

- Excellent Location & Development Potential:

Located in a quiet neighborhood, the property is approximately 250 meters east of Giannou Kranidioti Avenue and 900 meters northwest of the Limassol-Nicosia highway, providing easy access to local amenities and private schools. Zoned under Kα6, with a building coefficient of 90% and a 50% coverage, there is permission for up to three floors (13.5m) of construction—offering room for future expansion.

Priced at €495,000, this property presents a solid opportunity for comfortable living and potential development in a well-connected area of Limassol.

Contact us for more details or to arrange a viewing.



# Additional information

## Facilities

Aircondition, Split system

Heating, Central

Parking, Covered

Pool, Private

Solar water heater

## Features

Balcony

Balcony, back

Balcony, front

Barbeque

Bright

Ceramic tiles

Combined kitchen and dining area

Double glazing

Easy access to highway

Easy access to main roads

En suite bathroom

Garden

Guest WC

Investment opportunity

Kitchen island

Kitchenette

Laundry room

Marble flooring

Marble stairs

Near amenities

Openings in opposite sides

## Distances

Amenities

 300 m

Airport

 48 km

Sea

 4 km

Public transport

 300 m

Schools

 1 km

Resort

 10 km

## Contact us



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