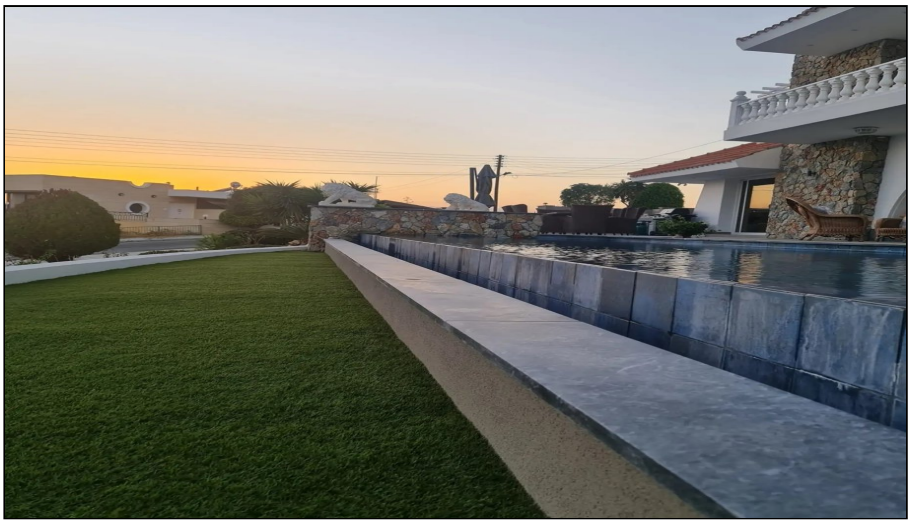


5 Bedroom Detached House in Agia Fyla, Limassol

For Sale : **€ 4,500,000**

Description
A landmark residence perched above Limassol in the prestigious, tightly held hillside enclave of Agia Fyla, commanding uninterrupted panoramic views across the Mediterranean Sea and the entire Limassol skyline. Offering complete privacy and timeless elegance, this exceptional estate is rarely brought to market.

Occupying an impressive 1,285 m² double plot with approximately 614 m² of beautifully renovated internal living space, the property has been meticulously redesigned to combine sophisticated contemporary living with exceptional comfort. Designed for both family living and grand-scale entertaining, it features four luxurious bedrooms — including an elegant master suite with private en-suite and an additional en-suite guest bedroom — plus separate staff accommodation, a dedicated executive office, a fully equipped gym and an impressive 91 m² underground entertainment and games lounge.

Floor-to-ceiling living spaces flow onto expansive terraces overlooking a stunning 12 x 5 metre infinity swimming pool, where breathtaking sea views frame every sunrise and sunset. Multiple outdoor entertaining areas, including two fully appointed barbecue spaces, create an exceptional setting for hosting throughout the year.

The residence is equipped with underfloor heating, fully integrated air conditioning throughout, a photovoltaic energy system, generous storage and secure covered parking for two vehicles with additional parking for up to four more. A key attribute is its substantial untapped development potential: with approximately 95% of the permitted building density unused, the estate offers a rare opportunity to add a luxury guest residence, wellness pavilion, private spa, tennis court or further accommodation — all while preserving the spectacular unobstructed sea views.

Ideally positioned minutes from Limassol's most prestigious international schools (including The Heritage Private School and The Island Private School), the property combines absolute tranquillity with immediate access to the city's finest restaurants, marinas, business district and beaches. Clean Title Deeds are available.

Key Features:
– 5 bedrooms (4 + separate staff accommodation) & 4 bathrooms
– Two en-suite bedrooms incl. master suite
– Approx. 614 m² internal area on a 1,285 m² double plot
– Recently renovated throughout
– Unobstructed panoramic sea & city views
– 12 x 5 m infinity swimming pool
– 91 m² underground entertainment/games lounge
– Fully equipped gym & executive home office
– Underfloor heating, full A/C & photovoltaic system
– Expansive terraces + two BBQ areas
– Covered garage for 2 cars + parking for 4 more
– Alarm, fireplace, attic & storage
– ~95% unused building density — major development potential
– Clean Title Deeds available
– Energy Efficiency: A

A statement residence offering privacy, prestige, breathtaking views and exceptional long-term potential in one of Cyprus' most sought-after locations.

Details

Property Type: **House**
Status: **Available**
Website

Main Features

Property Subtype: **Detached House**
Construction Stage: **Resale**
Bedrooms: **5**
Bathrooms: **4**

Area

Covered Area: **614m²** Plot Area: **1,285m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Alarm, Fireplace, Private Swimming Pool, Air Condition

Gallery

