

## 2 Bedroom Apartment for Sale in Limassol - Agia Fyla

A cozy residential complex is located in Agia Fila. This quiet bedroom neighborhood is located on a hill overlooking the sea away from the noisy highways.

The project consists of 9 apartments.

### Key Features

4 minutes by car to major highways  
 10 minutes by car to popular international schools Heritage, Island, Pascal  
 10 minutes by car to Alfa Mega and Lidl grocery supermarkets  
 Smart layout with preserved sea views for all apartments  
 Premium design and turnkey finishes  
 Covered parking and storage for each apartment  
 High quality building materials, tiles, sanitary ware  
 VRV air-conditioning system/floor heating  
 Energy efficient...

### Property Info

Covered Area **98**  
 Air Conditioning **Yes**

### Plot / Area Info

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>50552</b>              |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2025</b>               |
| Bathrooms         | <b>2</b>                  |

### Amenities

- Roof Garden

### Location

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

## Price: €430 000 + VAT

VAT for this property is **€21,500** or **€81,700**. 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>€4 388.00/m²</b> |                 |             |

## Representative: 1st Class Homes

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>690</b>   | Email      | <b>info@1stclass-homes.com</b>                                     |
| License number                           | <b>367/E</b> | Legal name | <b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b> |
| Phone: <b>+35725310243, +35770000889</b> |              |            |  |

## Price change history

€410 000 on May 26, 2024

€430 000 on Nov 28, 2024







