

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

This top-floor resale apartment covers an area of 196 square meters and comes with a large covered balcony, and it is situated in the Agia Fyla area just two minutes from the highway and easy access to Limassol Center.



The apartment is situated on the third level of a three-floor residential building. In particular, the three-bedroom apartment is 15 minutes to the Limassol Casino and My Mall, five minutes to the city center and Germasoyeia Tourist area, and 10 minutes to the Old Town and Limassol Marina. Also, this property is close to services and amenities such as supermarkets, pharmacies, bakeries, restaurants, private and public schools, cafes, gyms, spas, five-star hotels, kin...

### Property Info

Covered Area	<b>120</b>
Furnishing	<b>Furnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>196</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>RR20418</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>
View	<b>Sea view</b>

### Amenities

- Guest WC

### Location

**Location:** Limassol - Agia Fyla  
**Coordinates:** **34.718412549869 / 33.023772678279**

Region: **Limassol**

## Price: €370 000 + VAT

VAT for this property is **€18,500** or **€70,300**. 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>~€11 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 083.00/m²</b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€1 700 on Jul 31, 2024  
 €395 000 on Dec 4, 2024  
 €385 000 on Jan 14, 2025  
 €370 000 on Jan 24, 2025









