


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

For sale: An under-construction apartment in the heart of Agia Fyla. This spacious home offers a total internal area of 90 m<sup>2</sup> and is located on the first floor of a modern three-story building with an elevator for your convenience. 

The apartment features two comfortable bedrooms and one well-appointed bathroom, making it ideal for couples, small families, or anyone looking for a practical and stylish space. Large windows provide plenty of natural light, and every room is designed for modern living.

Agia Fyla is a sought-after residential area known for its peaceful atmosphere and practical amenities. The neighborhood offers easy access to schools, shops, and local services,...

### Property Info

Covered Area  
Heating  
Air Conditioning

**90**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number **23658**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**

### Amenities

- Guest WC

### Location

**Location:** Limassol - Agia Fyla

Region: **Limassol**

Coordinates: **34.716226611015 / 33.025980067462**

## Price: €265 000 + VAT

VAT for this property is **€13,250** or **€50,350**. 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>€2 944.00/m²</b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€300 000 on Aug 1, 2024  
 €295 000 on Nov 23, 2024  
 €280 000 on Jan 10, 2025  
 €255 000 on Jul 4, 2025  
 €260 000 on Oct 11, 2025  
 €265 000 on Dec 30, 2025







