

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

DELIVERY January 2026

Introducing a beautiful Two-bedroom flat for sale in Ayia Fyla. The apartment consists of 82 sqm covered area and a big 43 sqm covered balcony that easily can built for another one-bedroom. In more detail, it comprises a living room, an open-plan kitchen with provision for appliances, one bedroom, a guest toilet and a bathroom room. It also comes with one covered parking and a storage unit.

Due to its excellent location, all vital amenities are nearby such as supermarkets, kiosks, restaurants, banks, pharmacies, gyms, and schools. MyMall and City of Dreams Casino are just 15 minutes away.

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>82</b>			Reference Number	<b>21574</b>
Heating	<b>Central Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Brand New</b>
				Bathrooms	<b>1</b>
				View	<b>City view</b>

Amenities	Location	Region:
• Guest WC	<b>Location:</b> Limassol - Agia Fyla Coordinates: <b>34.718677731753 / 33.024796389328</b>	<b>Limassol</b>

## Price: €380 000 + VAT

VAT for this property is **€19,000** or **€72,200**. 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 Price per SQM	<b>None</b> <b>€4 634.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kazo Real Estate

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

## Price change history

€420 000 on Aug 2, 2024

€375 000 on Jul 16, 2025

€380 000 on Jan 29, 2026







