

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

Reference ID: #SA32367 Price details: €568,000 +VAT Located in Agia Fyla, one of the most sought-after areas of Limassol. The building combines tranquil living without sacrificing the convenience of a modern family's daily requirements. Just 10 minutes from local sandy beaches, the largest supermarket chains in Limassol, the buzzing city centre and prestigious private schools. ● "Electric shutters will be installed on all bedroom windows." ● Color video intercom system for all apartments. ● High-quality flooring, ● Underfloor heating with ARISTON heat pump will be installed. ● Energy efficiency rating A+. "Covered area: 104 sq.m. Covered veranda: 24 sq.m. PLUS V.A.T

| Property Info     |                    | Plot / Area Info |                     | Additional info   |                           |
|-------------------|--------------------|------------------|---------------------|-------------------|---------------------------|
| Covered Area      | <b>128</b>         |                  |                     | Reference Number  | <b>SA32367</b>            |
| Covered Veranda   | <b>24</b>          |                  |                     | Property type     | <b>Apartment</b>          |
| Floor Number      | <b>3</b>           | Pool             | <b>No</b>           | Condition         | <b>Under Construction</b> |
| Furnishing        | <b>Unfurnished</b> | Parking          | <b>Covered, Yes</b> | Construction Year | <b>2025</b>               |
| Energy Efficiency | <b>N/A</b>         |                  |                     | Bathrooms         | <b>2</b>                  |
| Air Conditioning  | <b>No</b>          |                  |                     |                   |                           |

| Amilities      | Location   | Region          |
|----------------|--|-----------------|
| • Storage room | <b>Location:</b> Limassol - Agia Fyla<br>Coordinates: <b>34.707930838596 / 33.023610227136</b> | <b>Limassol</b> |

## Price: €568 000 + VAT

VAT for this property is **€28,400** or **€107,920**. 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<br>Price per SQM | <b>None</b><br><b>€4 438.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Smart Assets

|                            |              |            |                                |
|----------------------------|--------------|------------|--------------------------------|
| Registration number        | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number             | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: <b>+35777000111</b> |              |            |                                |

## Price change history

€568 000 on Aug 6, 2024

