

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

2 BEDROOM APARTMENT – SPACIOUS DESIGN WITH UNOBSTRUCTED CITY & SEA VIEWS



The 2-bedroom apartment offers a harmonious balance of space, elegance, and functionality. The open-plan living area flows seamlessly onto a large veranda, inviting residents to enjoy Limassol's breathtaking skyline and sea views from the comfort of their home.

The contemporary kitchen is thoughtfully designed with premium materials and smart layout planning, making everyday living both convenient and visually appealing. Two private rooms offer flexibility for family living, guests, or a dedicated home office, with each space benefiting from natural light and a calming atmosphere.

Set within...

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>81</b> |
| Floor Number           | <b>2</b>  |
| Total Number of Floors | <b>3</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>5424</b>      |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Brand New</b> |
| Construction Year | <b>2025</b>      |
| Bathrooms         | <b>2</b>         |

### Amenities

- Parking

### Location

**Location:** Limassol - Agia Fyla

Region: **Limassol**

Coordinates: **34.720138316637 / 33.024305888387**

## Price: €420 000 + VAT

VAT for this property is **€21,000** or **€79,800**. 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>€5 185.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€420 000 on Sep 10, 2024  
 €375 000 on Jun 15, 2025  
 €420 000 on Dec 2, 2025

