

## 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		Plot / Area Info		Additional info	
Covered Area	<b>81</b>			Reference Number	<b>5424</b>
Floor Number	<b>2</b>			Property type	<b>Apartment</b>
Total Number of Floors	<b>3</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Brand New</b>
Energy Efficiency	<b>A</b>			Construction Year	<b>2025</b>
				Bathrooms	<b>2</b>

Amenities	Location	
• Parking	<b>Location:</b> Limassol - Agia Fyla Coordinates: <b>34.720138316637 / 33.024305888387</b>	Region: <b>Limassol</b>

## 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/m<sup>2</sup></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>
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## Price change history

€420 000 on Sep 10, 2024

€375 000 on Jun 15, 2025

€420 000 on Dec 2, 2025

