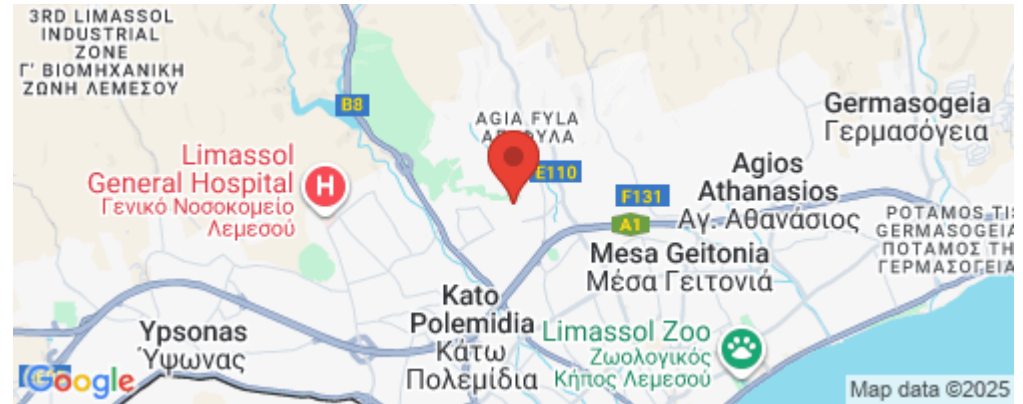


## 2 Bedroom Apartment for Sale in Limassol - Agia Fyla

For sale is a key-ready top-floor apartment with a modern, spacious layout in the sought-after area of Agia Fyla, Ekali. This 86 m<sup>2</sup> residence offers an open-plan design and plenty of natural light. The apartment features two comfortable bedrooms and three well-appointed bathrooms, making it ideal for both couples and small families.



The building is equipped with an elevator for easy access, and the apartment itself boasts underfloor heating, ensuring comfort throughout the year. With an energy efficiency rating of A, new owners can enjoy reduced utility costs and a sustainable lifestyle. The property is sold unfurnished, providing a blank canvas to suit your personal style.

## Price: €388 500 + VAT

VAT for this property is **€19,425** or **€73,815**. 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>€4 517.00/m²</b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
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## Price change history

€462 000 on Nov 2, 2024  
 €488 250 on May 13, 2025  
 €388 500 on Jul 17, 2025













