

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

For sale: Discover this modern, keFy-ready apartment located on the top floor of a well-maintained building with elevator access in the sought-after area of Agia Fyla, Ekali. With a spacious internal area of 86 square meters, this property offers an ideal layout featuring two comfortable bedrooms and two stylish bathrooms, perfect for families, couples, or professionals. ✖

Built in 2025, this contemporary home is designed with energy efficiency in mind, boasting an A energy rating and the comfort of underfloor heating throughout. The apartment is offered unfurnished, allowing you to create your own personal touch and style.

Agia Fyla, Ekali is a vibrant and well-established ne...

### Property Info

Covered Area	<b>86</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>24301</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Balcony

### Location

**Location:** Limassol - Agia Fyla

Coordinates: **34.70809538733 / 33.01613913392**

Region: **Limassol**

## Price: €488 250 + VAT

VAT for this property is **€24,413** or **€92,768**. 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>€5 677.00/m<sup>2</sup></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  
 €488 250 on May 5, 2026









