

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

Situated between Agios Athanasios and Agia Fyla, the project can be found at one of the most luxurious and prestigious area of the city of Limassol. Located at an elevated area, you will witness breath-taking sea and city views from the very first level. The building is close to all necessary amenities including preliminary and high school, supermarkets and fuel station. The closest round-about of Mesa Geitonia or Agia Fyla are both a 3-minutes from the building, giving access to the city centre and routes to the other major cites in an instant.

Occupancy: July 2026



### Property Info

Covered Area	<b>108</b>
Covered Veranda	<b>22</b>
Uncovered Veranda	<b>7</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>233389</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

- Elevator

### Location

**Location:** Limassol - Agia Fyla

Coordinates: **34.711433339287 / 33.029652276119**

Region: **Limassol**

## Price: €330 000 + VAT

VAT for this property is **€16,500** or **€62,700**. 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>€3 056.00/m²</b>		

## Representative: MySpace

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## Price change history

€330 000 on Nov 7, 2024

