# **INDEX**

### **3 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

F128 Germasogeia AGIA FYLA ΑΓ. ΦΥΛΑ Γερμασόγεια Limassol Agios General Hospital Athanasios\_ ενικό Νοσοκομείο POTAMOS TIS GERMASOGEIAS Αν. Αθανάσιος Λεμεσού ΠΟΤΑΜΟΣ ΤΗΣ ΓΕΡΜΑΣΟΓΕΙΑΣ Mesa Geitonia Kato Μέσα Γειτονιά Polemidia Limassol Zoo Ζωολογικός 😋 **Ypsonas** Κάτω Googleac Πολεμίδια κάπος Αεμεσού Map data ©2025

Property Info		Plot / Area Info	Additional info	
Covered Area	143		Reference Number	233393
Covered Veranda	25		Property type	Apartment
Floor Number	3	Parking <b>Yes</b>	Condition	Under Construction
Total Number of Floors	3		Construction Year	2026
Energy Efficiency	Α		Bathrooms	3

Amenities	Location	
Elevator	Location: Limassol - Agia Fyla	Region: <b>Limassol</b>
	Coordinates: 34.711433339287 / 33.029652276119	



#### Price: €645 000 + VAT

VAT for this property is €32,250 or €122,550. 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	Excluded	Title transfer fee Price per SQM	None €4 510.00/	د Common expenses الاست السع	None
Repres	entative: MySpace				
Registratio	n number	229/E	Email	myspace.cyprus@gmail.com	
License nur	mber	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty Itd	
Phone: +3	5795129336, +35799409010				

#### **Price change history**

€645 000 on Nov 7, 2024

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## INDEX

