

## 2 Bedroom Apartment for Sale in Limassol District

Introducing a beautifully designed, luxurious two-bedroom apartment in the serene Agia Phyla area, nestled within a quiet, residential neighborhood. This modern apartment is part of an exclusive complex featuring only 12 apartments, all built to the highest standards with premium materials and finishes. 

Located on the first floor of a three-story building, the apartment offers a spacious internal area of 89 sqm, complemented by a generous 20.59 sqm covered veranda. The layout is open-plan, with a stylish kitchen seamlessly integrated into the living and dining areas, creating an inviting space for relaxation and entertaining. It includes a main bathroom and two well-sized bedrooms,...

### Property Info

Covered Area  
Furnishing  
Heating  
Air Conditioning

**89**  
**Unfurnished**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number **27210**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**  
View **City view**

### Amenities

- Elevator

### Location

Region: **Limassol**  
Coordinates: **34.717797902825 / 33.022743128726**

## Price: €265 000 + VAT

VAT for this property is **€13,250** or **€50,350**. 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>€2 978.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€300 000 on Nov 13, 2024

€265 000 on Nov 18, 2025









