


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

Situated within a peaceful residential enclave, this limited collection of luxury apartments offers an unparalleled living experience with breathtaking  views of Limassol and the Akrotiri Salt Lake. Each residence is designed for convenience and elegance, with spacious layouts that seamlessly blend comfort and modern aesthetics. The interiors showcase premium European finishes, including an Italian-designed kitchen with high-quality fixtures and custom worktops. Every apartment is energy-efficient, featuring thermal insulation, photovoltaic systems, and energy-saving windows, all crafted to meet Energy Class A standards. Thoughtful amenities enhance the living experience: large, priv...

Property Info

Plot / Area Info

Additional info

Covered Area **171**

Reference Number **p35101**  
Property type **Apartment**  
Construction Year **2025**  
Bathrooms **2**

Amenities

Location

**Location:** Limassol - Agia Fyla    Region: **Limassol**  
**Coordinates:** **34.7112 / 33.0259**

## Price: €440 000 + VAT

VAT for this property is **€29,565** or **€83,600**. 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>~€14 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 573.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€420 000 on Nov 27, 2024  
 €440 000 on Mar 16, 2025



