

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

For sale is a modern apartment currently under construction in the sought-after area of Agia Fyla, Laiki Lefkothea. Set to be completed in 2025, this top-floor residence offers a spacious internal area of 95 m<sup>2</sup>, designed for comfortable living. The apartment features three well-appointed bedrooms and two contemporary bathrooms, making it ideal for families or those who enjoy extra space. ✖

Agia Fyla, Laiki Lefkothea is known for its vibrant community and tranquil surroundings. Residents will appreciate the blend of urban and suburban living, with convenient access to a variety of amenities, including shops, cafes, and parks. The area is characterized by modern developments and a fri...

#### Property Info

Covered Area  
Heating  
Air Conditioning

**95**  
**Central Heating, Yes**  
**All rooms, Yes**

#### Plot / Area Info

Parking

**Covered, Yes**

#### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>24669</b>     |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |

#### Amenities

- Guest WC

#### Location

**Location:** Limassol - Agia Fyla  
Coordinates: **34.72251221837 / 33.019118875326**

Region: **Limassol**

## Price: €640 000 + VAT

VAT for this property is **€32,000** or **€121,600**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 737.00/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>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€640 000 on Nov 29, 2024



