

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

This two-bedroom apartment is situated in the Agia Fylaxeos area of Limassol within a building developed over three levels including ground floor, pilotis, and roof. The apartment offers open living space, two bedrooms, a bathroom, and a guest WC. It benefits from optimal living conditions with natural lighting and unobstructed southern views, thanks to the building's positioning maximizing openings on both sides of the plot. Access to the roof is available via a metal spiral staircase from the third floor. The apartment emphasizes functionality and sustainability, providing a luxurious living and wellness experience in harmony with Limassol's climate. Expected year of deliver...



### Property Info

Covered Area	99
Covered Veranda	20
Floor Number	2
Total Number of Floors	3
Energy Efficiency	A

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	233758
Property type	Apartment
Construction Year	2026
Bathrooms	2

### Amenities

- Elevator

### Location

**Location:** Limassol - Agia Fyla  
**Coordinates:** **34.717931478088 / 33.021326357672**

**Region:** Limassol

## Price: €285 000 + VAT

VAT for this property is **€14,250** or **€54,150**. 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>~€8 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 879.00/m²</b>		

## Representative: MySpace

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## Price change history

€275 000 on Dec 11, 2024  
 €285 000 on May 20, 2025

