


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

This 2 Bedroom apartment with minimalist aesthetics, designed to create a secluded and peaceful environment for middle and high-income families who value quality life. 

With a 270-degree panoramic view of the Mediterranean Sea, they enjoy the dual benefits of urban prosperity and natural tranquility.

Located in the Agia Fyla area, within close proximity to the city center, the sea, and the Cyprus Comprehensive Health System Hospital the project is equipped with parking spaces, storage rooms, and other amenities. The surrounding supporting infrastructure is comprehensive, ensuring a comfortable and functional living environment.

### KEY BENEFITS

✓ Peaceful residenti...

#### Property Info

Covered Area	<b>95</b>
Covered Veranda	<b>20</b>
Uncovered Veranda	<b>13</b>
Floor Number	<b>1</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area **281**

#### Additional info

Reference Number	<b>30993</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

#### Amenities

#### Location

**Location:** Limassol - Agia Fyla      Region: **Limassol**  
**Coordinates:** **34.7203043 / 33.0198024**

## Price: €387 000 + VAT

VAT for this property is **€19,350** or **€73,530**. 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>€4 074.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

## Price change history

€680 000 on Sep 21, 2023  
€788 200 on Dec 14, 2023  
€385 000 on Aug 14, 2025  
€387 000 on Aug 17, 2025



