

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

Two bedroom apartment for sale in Agia Fyla, Limassol



This apartment will have total area of 122m<sup>2</sup> with 86m<sup>2</sup> of internal area and 33m<sup>2</sup> of veranda. The apartment consists of underfloor heating (full installation), conceal air-condition in the living room (full installation), split unit air-conditions in all other areas (full installation), false ceilings in the living room with hidden lights, hot water circulation system, close circuit TV with one week digital recording, electrical rolling shutters in the Bedrooms. It will also have storage room and covered parking space.

It is located in a safe residential neighborhood and close to all amenities.

### Property Info

|                   |                                |
|-------------------|--------------------------------|
| Covered Area      | <b>86</b>                      |
| Floor Number      |                                |
| Energy Efficiency | <b>A</b>                       |
| Heating           | <b>Underfloor Heating, Yes</b> |
| Air Conditioning  | <b>All rooms, Yes</b>          |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>46590</b>              |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |

### Amenities

### Location



- Storage room

**Location:** Limassol - Agia Fyla

Region: **Limassol**

Coordinates: **34.713662875724 / 33.02878216466**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €400 000 + VAT

VAT for this property is **€20,000** or **€76,000**. 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>€4 651.00/m²</b> |                 |             |

## Representative: NCH Real Estate

|  |              |            |                               |
|--|--------------|------------|-------------------------------|
| Registration number                      | <b>1146</b>  | Email      | <b>info@nchrealestate.com</b> |
| License number                           | <b>571/E</b> | Legal name | <b>N/A</b>                    |
| Phone: <b>+35722424203, +35777770532</b> |              |            |                               |

## Price change history

€380 000 on Sep 21, 2023

€400 000 on Nov 4, 2023

