

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

**\*\*For Sale: Modern Apartment in Agia Fyla, Kalithea\*\***



Introducing a stunning, under-construction apartment located in the desirable area of Agia Fyla, Kalithea. This modern dwelling spans 77 square meters and comprises two spacious bedrooms and one stylish bathroom. Situated on the second floor of a three-story building with an elevator, this apartment offers easy access and convenience.

Scheduled for completion in 2026, the east-facing unit is designed to maximize natural light and features energy efficiency rating A, ensuring reduced utility costs and environmental impact. Residents can enjoy a beautiful city view from their new home.

Agia Fyla is a vibrant neighbor...

### Property Info

Covered Area  
Air Conditioning

**77**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms  
View

**25298**  
**Apartment**  
**Brand New**  
**1**  
**City view**

### Amenities

- Balcony

### Location

**Location:** Limassol - Agia Fyla  
Coordinates: **34.724154069667 / 33.015297967737**

Region: **Limassol**

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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>€4 156.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

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## Price change history

€320 000 on Feb 7, 2025



