

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

A contemporary residential project is situated in the Ekali Area of Limassol, in a quiet place within walking distance to a wide range of amenities including fine cafes and restaurants, shops, private schools, banks, supermarkets.



The exterior shows a perfect balance of form and function, with clean lines and innovative use of materials. The facade is adorned with high-quality finishes, ensuring durability and longevity while exuding an aura of luxury.

This is a modern 3-storey building and contains 6 luxury apartments of 2 bedrooms.

It features modern open plan layouts, a cleverly designed masterplan, large covered verandas, allocated store rooms, landscaping, secur...

### Property Info

Covered Area	<b>98</b>
Covered Veranda	<b>20</b>
Uncovered Veranda	<b>3</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **1394**  
 Property type **Apartment**  
 Bathrooms **2**

### Amenities

- Parking

### Location

**Location:** Limassol - Agia Fyla  
 Coordinates: **34.705281728443 / 33.017477993116**

Region: **Limassol**

## Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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>~€10 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 571.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€390 000 on Apr 8, 2025

€350 000 on Nov 6, 2025





