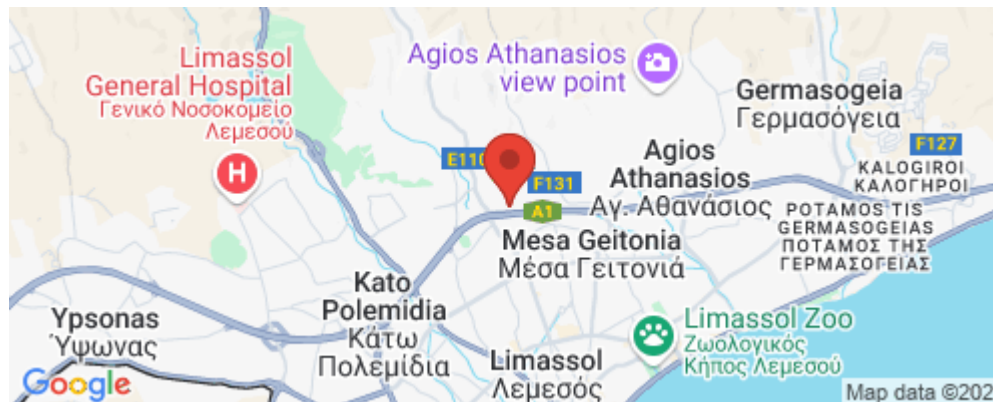


## 2 Bedroom Apartment for Sale in Limassol District

This stylish 2-bedroom apartment is situated on the elevated 1st floor of a 3-storey building in Agia Fyla, offering panoramic city and sea views. Thanks to its height and the natural slope of the land, the apartment feels much higher than a typical 1st floor, while the views are guaranteed to remain unobstructed. Directly across the building entrance lies a designated green area that will never be developed, adding to the sense of openness and tranquility.



The apartment offers 78 sq.m. of internal space, featuring a bright open-plan living area and a custom-designed kitchen with granite countertops, soft-close drawers, and a central island that blends practicality with style. The ...

### Property Info

Covered Area	<b>78</b>
Furnishing	<b>Unfurnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>29226</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Balcony

### Location

Region: **Limassol**  
Coordinates: **34.705788201611 / 33.030338202239**

## 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>€4 487.00/m²</b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€350 000 on Apr 16, 2025





