

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

For sale 3 bedroom apartment with a roof terrace in a new residential complex in Agia Fyla, Limassol. The building is designed with high standards of quality and comfort in mind. The apartment is equipped with electric underfloor heating, photovoltaics and VRV air conditioning system from Daikin, which ensures energy efficiency and comfortable living all year round. One parking space is attached to the apartments located on the first two floors. The remaining apartments have two parking spaces, which makes living even more convenient for families with multiple cars.

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>220</b>            |
| Furnishing        | <b>Unfurnished</b>    |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

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

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>148563</b>    |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

#### Location

**Location:** Limassol - Agia Fyla Region: **Limassol**

**Price: €630 000 + VAT**

VAT for this property is **€59,564** or **€119,700**. 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>€2 864.00/m<sup>2</sup></b> |                 |             |

**Representative: DOM Real Estate**

|                             |              |            |                        |
|-----------------------------|--------------|------------|------------------------|
| Registration number         | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number              | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: + <b>35796644888</b> |              |            |                        |

**Price change history**

€630 000 on Apr 17, 2025

