

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

- 2+1 bedrooms
- 2 W/C
- Internal Area 78m<sup>2</sup>
- Covered Verandas 27m<sup>2</sup>
- Roof Garden 73m<sup>2</sup>
- Swimming Pool
- BBQ
- 2 Parking Spaces
- Storage
- Photovoltaic Panels
- Energy Efficiency A+
- 10 minutes from beach



### Property Info

Covered Area **78**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **12444**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**  
 View **Sea view**

### Amenities

- BBQ zone

### Location

**Location:** Limassol - Agia Fyla  
 Coordinates: **34.710079463332 / 33.027462287434**

Region: **Limassol**

## Price: €455 000 + VAT

VAT for this property is **€22,750** or **€86,450**. 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>€5 833.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€430 000 on Jun 14, 2025  
 €455 000 on Nov 14, 2025





