

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

- 2+1 bedrooms
- 2 W/C
- Internal Area 78m2
- Covered Verandas 27m2
- Roof Garden 73m2
- 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





