# 2 Bedroom Apartment for Sale in Limassol - Agia Fyla

Two-bedroom penthouse 31, with an internal area of 87.9 m² and a 75.9 m² roof garden, is located on the third floor of a three-storey building.

Situated on the hill west of Panthea, this residential project is only a few minutes away from the heart of Limassol and at the same time it enjoys the advantages of a tranquil and peaceful environment.

We have designed the buildings giving great emphasis in indoor comfort and functionality as well as big verandas from which its residence will be able to enjoy the spectacular city and sea view. Furthermore, our main priority is to equip the buildings with top quality materials and to offer excellent finishing standards.

Each...

**Property Info**

| | |
|---|---|
| Covered Area | **105** |
| Covered Veranda | **17** |
| Uncovered Veranda | **9** |
| Floor Number | **3** |
| Total Number of Floors | **3** |
| Energy Efficiency | **A** |
| Heating | **Underfloor Heating, Yes** |
| Air Conditioning | **All rooms, Yes** |

**Plot / Area Info**

**Additional info**

| | |
|---|---|
| Reference Number | **7199** |
| Property type | **Apartment** |
| Condition | **Under Construction** |
| Bathrooms | **2** |

**Amenities**

- Roof Garden

**Location**

**Location:** Limassol - Agia Fyla

Region: **Limassol**

Coordinates: **34.711102780104 / 33.035309321993**

## Price: €525 000 + VAT

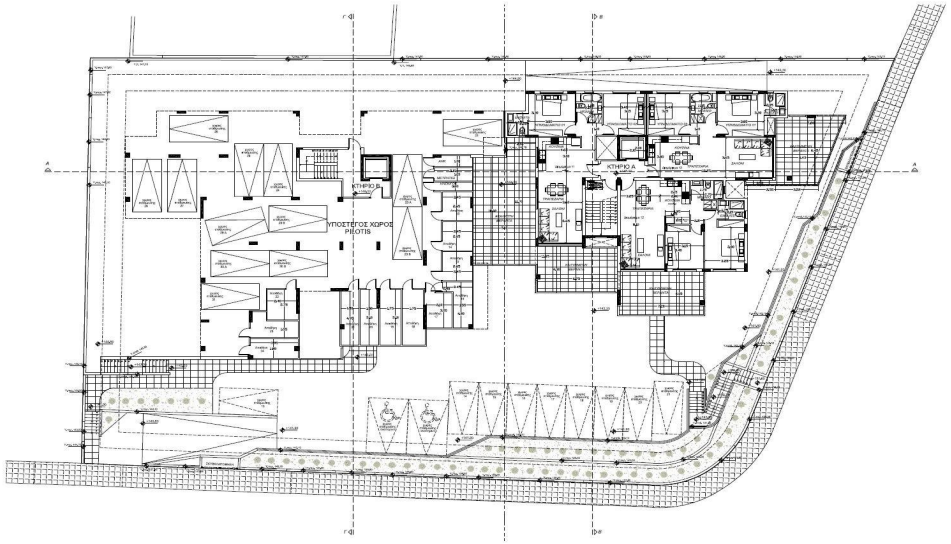
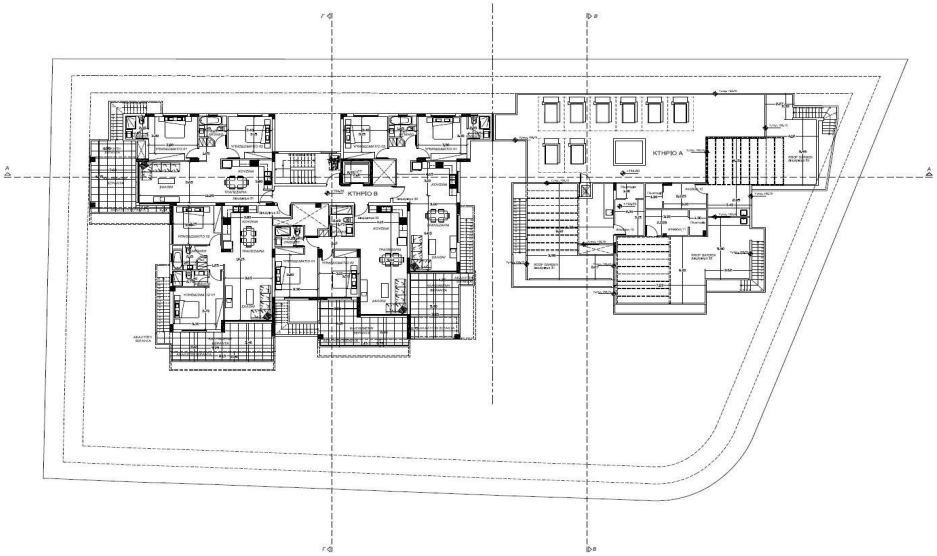
VAT for this property is **€26,250** or **€99,750**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

| | | | | | |
|---|---|---|---|---|---|
| VAT | **Excluded** | Title transfer fee | **None** | Common expenses | **None** |
| | | Price per SQM | **€5 000.00/m²** | | |

## Representative: RealDeal Estates

| | | | |
|---|---|---|---|
| Registration number | **1311** | Email | **info@realdeal.cy** |
| License number | **347/E** | Legal name | **Esperia Estates (Limassol-Paphos) Limited** |

Phone: **+35725255505, +35794001333**

## Price change history

€525 000 on Jun 27, 2025