

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

Two-bedroom penthouse 31N, with an internal area of 87.2 m<sup>2</sup> and a 46.1 m<sup>2</sup> roof garden, is located on the third floor of a three-storey building. X

Some specifications are:

- ✓ Underfloor heating (full installation)
- ✓ Photovoltaic System
- ✓ Conceal Air-condition in the living room (Full installation)
- ✓ Split unit Air-conditions in all other areas (Full installation)
- ✓ False ceilings in the living room with hidden lights.
- ✓ Hot Water circulation system.
- ✓ Close Circuit TV with one week digital recording.
- ✓ Electrical rolling shutters in the Bedrooms.

### Property Info

Covered Area	<b>102</b>
Covered Veranda	<b>15</b>
Uncovered Veranda	<b>12</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

### Additional info

Reference Number	<b>7295</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

**Location:** Limassol - Agia Fyla  
**Region:** Limassol  
**Coordinates:** 34.708192305477 / 33.016866445541

## Price: €410 000 + VAT

VAT for this property is **€20,500** or **€77,900**. 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>~€13 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 020.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€410 000 on Jul 1, 2025





