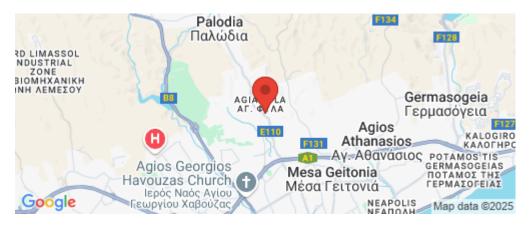


## 2 Bedroom Apartment for Sale in Limassol - Agia Fyla

Located in the peaceful and well-connected area of Agia Fylaxeos, Limassol, this stylish two-bedroom ground floor apartment is part of a modern residential building comprising only six units. The building spans three levels and has been carefully designed to provide a high standard of living with an emphasis on functionality, natural light, and spatial comfort.



The apartment features an open-plan living and dining area, two well-proportioned bedrooms, a main bathroom, and a guest WC. Thanks to its smart orientation, the property benefits from excellent natural lighting and pleasant outdoor areas, creating a bright and welcoming atmosphere.

Built with clean architectural line...

| Property Info          |     | Plot / Area Info |              | Additional info  |                           |
|------------------------|-----|------------------|--------------|------------------|---------------------------|
| Covered Area           | 105 |                  |              | Reference Number | 7496                      |
| Covered Veranda        | 26  | Parking          | Covered, Yes | Property type    | <b>Apartment</b>          |
| Floor Number           | 1   | Parking          | Covered, res | Condition        | <b>Under Construction</b> |
| Total Number of Floors | 3   |                  |              | Bathrooms        | 1                         |

| Amenities | Location |
|-----------|----------|
|           |          |

• Parking Location: Limassol - Agia Fyla Region: Limassol

Coordinates: 34.717637745418 / 33.021619338739



Price: €280 000 + VAT

VAT for this property is €14,000 or €53,200. 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> | Evaluated     | Title transfer fee       | None            | Common ovnonces | None |
|---------------------|---------------|--------------------------|-----------------|-----------------|------|
|                     | Price per SQM | €2 667.00/m <sup>2</sup> | Common expenses | None            |      |

## **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**

€280 000 on Jul 8, 2025

















