

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

Two-bedroom apartment 201, with a living area of 75 m<sup>2</sup>, is located on the second floor of a three-storey building. X

With minimalist aesthetics, these six apartments are designed to create a secluded and peaceful environment for middle and high-income families who value quality life. With a 270-degree panoramic view of the Mediterranean Sea, they enjoy the dual benefits of urban prosperity and natural tranquility.

Located in the Agia Fyla area, within close proximity to the city center, the sea, and the Cyprus Comprehensive Health System Hospital the project is equipped with parking spaces, storage rooms, and other amenities. The surrounding supporting infrastructure is compr...

| Property Info          |           | Plot / Area Info |                     | Additional info  |                           |
|------------------------|-----------|------------------|---------------------|------------------|---------------------------|
| Covered Area           | <b>96</b> |                  |                     | Reference Number | <b>7711</b>               |
| Covered Veranda        | <b>18</b> |                  |                     | Property type    | <b>Apartment</b>          |
| Floor Number           | <b>2</b>  | Parking          | <b>Covered, Yes</b> | Condition        | <b>Under Construction</b> |
| Total Number of Floors | <b>3</b>  |                  |                     | Bathrooms        | <b>2</b>                  |
| Energy Efficiency      | <b>A</b>  |                  |                     | View             | <b>Sea view</b>           |

| Amenities | Location   |                         |
|-----------|--|-------------------------|
| • Parking | <b>Location:</b> Limassol - Agia Fyla<br>Coordinates: <b>34.710750000755 / 33.032466176866</b> | Region: <b>Limassol</b> |

## Price: €408 465 + VAT

VAT for this property is **€20,423** or **€77,608**. 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<br>Price per SQM | <b>None</b><br><b>€4 255.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€408 465 on Jul 15, 2025



## APARTMENT

201

