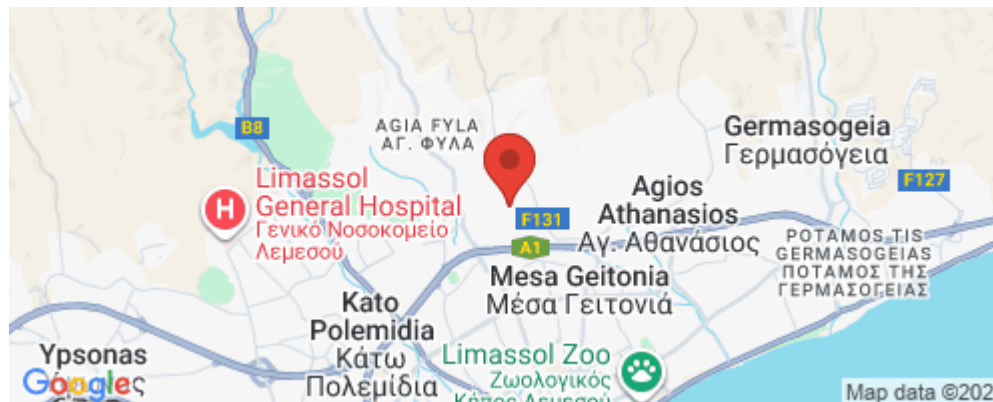


## 2 Bedroom Apartment for Sale in Limassol - Agia Fyla

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.



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

Covered Area	<b>96</b>
Covered Veranda	<b>18</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>7711</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

**Location:** Limassol - Agia Fyla  
**Coordinates:** **34.710750000755 / 33.032466176866**

Region: **Limassol**

## 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 255.00/m²</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





The floor plan shows a house with the following rooms and dimensions:

- Living Room:** 7.46 m x 3.80 m
- Kitchen:** 7.46 m x 3.80 m
- Bedroom 1:** 3.20 m x 3.00 m
- Master Bedroom:** 3.30 m x 3.00 m
- WC/shower:** 1.90 m x 1.20 m
- WC/shower:** 1.60 m x 1.10 m
- Covered veranda:** 18.90 m<sup>2</sup>
- 2.12:** A rectangular area on the left side of the plan.

The overall dimensions of the house are 4.10 m (width) and 8.16 m (depth). The total area is 34.50 m<sup>2</sup>.

