

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

- 2 bedrooms
- 2 W/C
- Internal Area 82.8m<sup>2</sup>
- Covered Verandas 35.83m<sup>2</sup>
- Covered Parking
- Communal Swimming Pool
- Gym
- Energy Efficiency "A"



### Property Info

### Plot / Area Info

### Additional info

Covered Area **83**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

Pool **Yes**  
 Parking **Covered, Yes**

Reference Number **13234**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

### Location

- Gym

**Location:** Limassol - Agia Fyla  
 Coordinates: **34.703744587872 / 33.014888784685**

Region: **Limassol**

## Price: €418 000 + VAT

VAT for this property is **€20,900** or **€79,420**. 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>€5 036.00/m<sup>2</sup></b>		

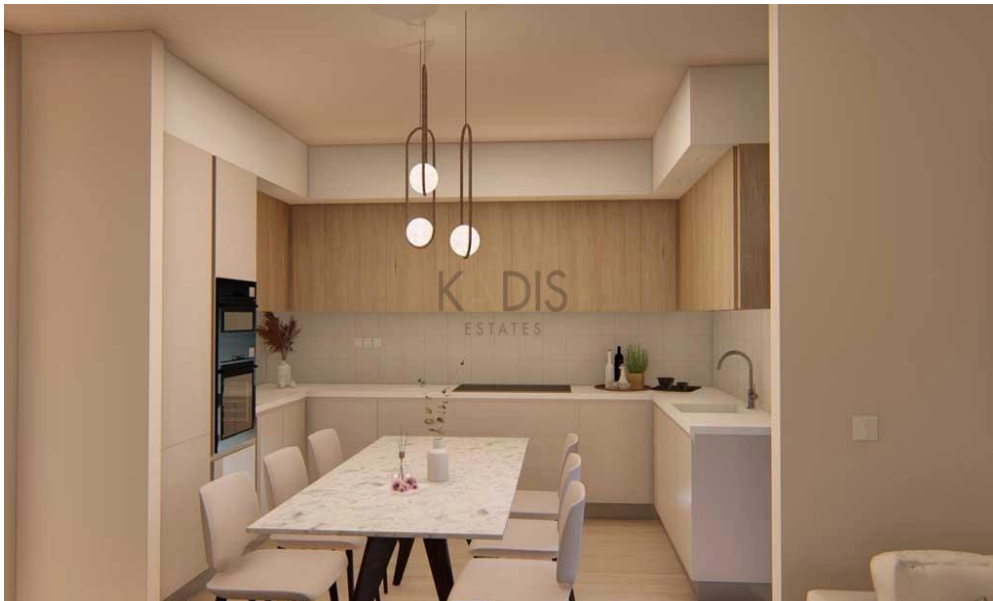
## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€480 000 on Jul 31, 2025  
 €462 000 on Sep 17, 2025  
 €418 000 on Oct 24, 2025





block a  
ground floor



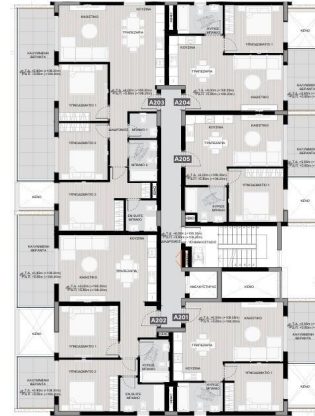
KADIS  
ESTATES

block a  
floor 1



UNIT N°	TOTAL AREA M <sup>2</sup>
A101	80.23
A102	182.20
A103	77.87
A104	85.30
A105	77.05
A106	73.25

block a  
floor 2



UNIT N°	TOTAL AREA M <sup>2</sup>
A201	80.23
A202	132.30
A203	141.29
A204	77.05
A205	73.25

block a  
floor 3



UNIT N°	TOTAL AREA M <sup>2</sup>
A301	78.29
A302	143.53
A303	139.76
A304	77.07

KADIS  
ESTATES

block b  
ground floor



KADIS  
ESTATES

block b  
floor 1



UNIT N°	TOTAL AREA M <sup>2</sup>
B101	81.28
B102	131.24
B103	88.74
B104	87.80
B105	77.09
B106	74.41

block b  
floor 2



UNIT N°	TOTAL AREA M <sup>2</sup>
B201	81.28
B202	126.12
B203	178.60
B204	78.95
B205	74.41

KADIS  
ESTATES

block b  
floor 3



UNIT N°	TOTAL AREA M <sup>2</sup>
B301	81.28
B302	126.12
B303	178.60
B304	78.95
B305	74.41