

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

For sale: modern 2-bedroom apartment located in the quiet residential area of Agia Fyla, Limassol. Situated on the 2nd floor of a newly built building (2024), this 75 m<sup>2</sup> apartment offers comfortable living with convenient access to schools, shops, and the highway.

The apartment features a bright open-plan living and dining area, a semi-furnished kitchen, two bedrooms, and two bathrooms, including an en-suite in the master bedroom. A private balcony provides additional outdoor space, perfect for relaxing or entertaining.

Additional features include full air conditioning in all rooms, a private storage room, covered parking, and elevator access. The property is in excellent condition...

### Property Info

Covered Area	<b>75</b>
Floor Number	<b>2</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number	<b>238933</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2024</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Limassol - Agia Fyla **Region:** Limassol

## Price: €315 000 + VAT

VAT for this property is **€15,750** or **€59,850**. 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 Price per SQM	<b>~€9 200.00</b> <b>€4 200.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	---	-----------------	-------------

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€320 000 on Aug 22, 2025

€315 000 on Jan 23, 2026



