

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

Stylish 3+1 Bedroom Duplex with Private Pool in Agia Fyla, Limassol

Discover comfort and modern living in this spacious duplex featuring 3 bedrooms, a separate office, and a private pool in a quiet and well-connected neighborhood.

Upper Level:

- Bright open-plan living room with a large veranda
- Fully equipped kitchen
- Guest WC
- Master bedroom with en-suite bathroom and private balcony

Lower Level:

- 2 spacious bedrooms
- Family bathroom with bathtub
- Separate office and storage room

Outdoor Space (119 m<sup>2</sup>):

- Private swimming pool
- Relaxation area with outdoor shower and BBQ zone
- Full privacy — perfe...

| Property Info     | Plot / Area Info      | Additional info  |
|-------------------|-----------------------|------------------|
| Covered Area      | <b>329</b>            | Reference Number |
| Floor Number      | <b>1</b>              | <b>238981</b>    |
| Furnishing        | <b>Furnished</b>      | Property type    |
| Energy Efficiency | <b>A</b>              | Condition        |
| Air Conditioning  | <b>All rooms, Yes</b> | Bathrooms        |

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



## Price: €790 000 + VAT

VAT for this property is **€99,674** or **€150,100**. 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>~€28 200.00</b><br><b>€2 401.00/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

€710 000 on Aug 23, 2025

€745 000 on Sep 30, 2025

€790 000 on Oct 27, 2025









