

## 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

Covered Area	<b>329</b>
Floor Number	<b>1</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>238981</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

### Location

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

## Price: €735 000 + VAT

VAT for this property is **€92,735** or **€139,650**. 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>~€26 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 234.00/m<sup>2</sup></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>
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## Price change history

€710 000 on Aug 23, 2025  
 €745 000 on Sep 30, 2025  
 €790 000 on Oct 27, 2025  
 €735 000 on Mar 16, 2026









