

2 Bedroom Apartment for Sale in Limassol - Agia Fyla

- 2 bedrooms
- 3 W/C
- Internal Area 85m²
- Covered Verandas 26m²
- Uncovered Verandas 62m²
- Covered Parking
- Concealed A/C in living and dining area & Split-type units in all bedrooms
- Storage
- Energy Efficiency "A"
- Sea View



Property Info

Plot / Area Info

Additional info

Covered Area **85**
 Heating **Central Heating, Yes**
 Air Conditioning **All rooms, Yes**

Parking **Covered, Yes**

Reference Number **13496**
 Property type **Apartment**
 Condition **Brand New**
 Bathrooms **3**
 View **Sea view**

Amenities

Location

- Guest WC

Location: Limassol - Agia Fyla
 Coordinates: **34.707590837437 / 33.030107795023**

Region: **Limassol**

Price: €530 000 + VAT

VAT for this property is **€26,500** or **€100,700**. 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.

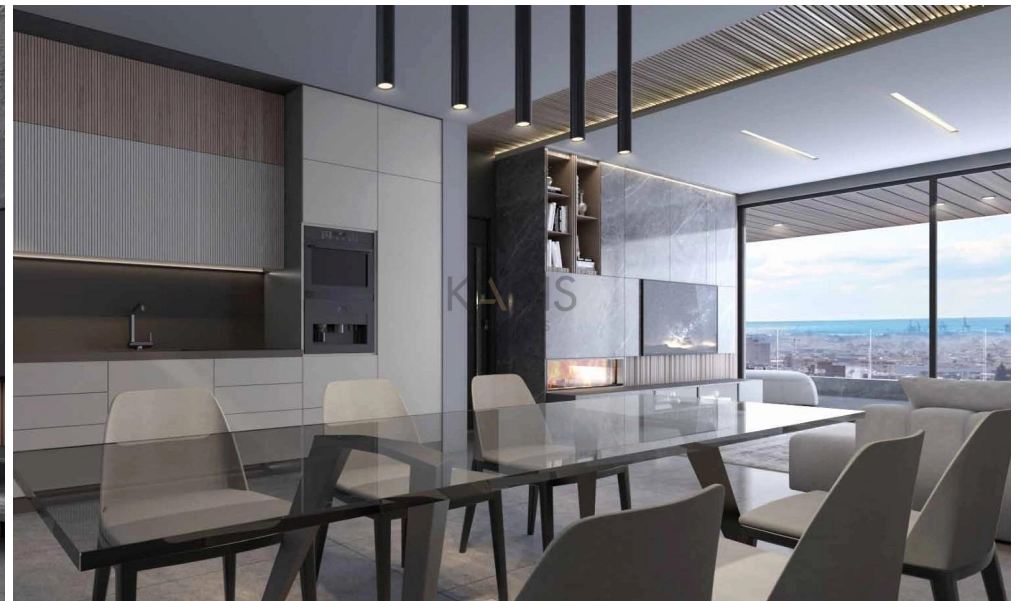
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|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €6 235.00/m² | | |

Representative: Kadis Estates

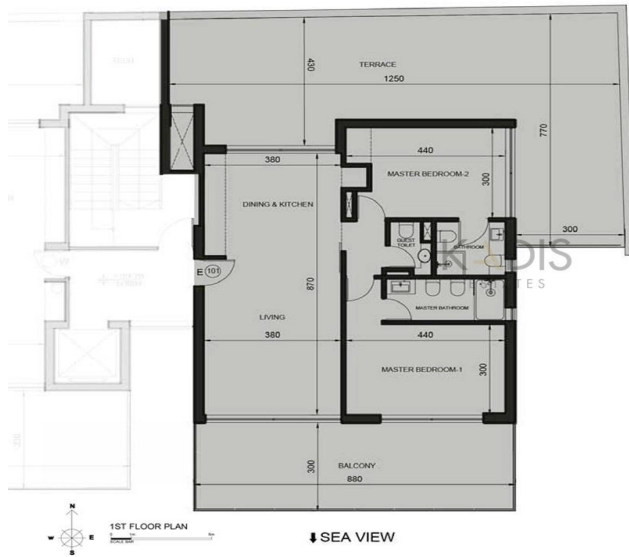
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|----------------------------|-------------|------------|--------------------------|
| Registration number | 506 | Email | info@kadis.com.cy |
| License number | 62/E | Legal name | N/A |
| Phone: +35722344842 | | | |

Price change history

€530 000 on Aug 26, 2025



FIRST FLOOR



APARTMENT 101

| FEATURE | DETAILS |
|-------------------|--------------------------|
| Internal Area | 85 m ² |
| Covered Veranda | 26 m ² |
| Uncovered Veranda | 62 m ² |
| Common Area | 15 m ² |
| Total Area | 188 m² |
| Storage Spaces | 1 |
| Parking Spaces | 1 |

Apartment 101 is designed for effortless outdoor living, featuring a large private terrace ideal for hosting, relaxing, or creating your own custom outdoor kitchen and BBQ area. With generous open-plan interiors and direct access to the outdoors, it's a perfect space for easy Mediterranean living.

FIRST FLOOR

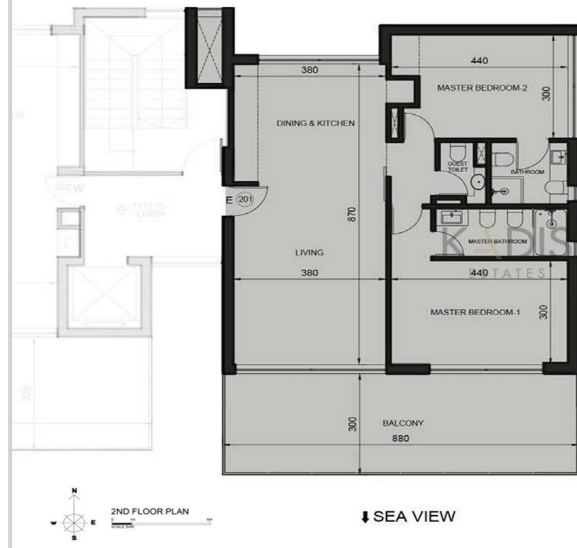


APARTMENT 102

| FEATURE | DETAILS |
|-------------------|--------------------------|
| Internal Area | 87 m ² |
| Covered Veranda | 23 m ² |
| Uncovered Veranda | 59 m ² |
| Common Area | 15 m ² |
| Total Area | 184 m² |
| Storage Spaces | 1 |
| Parking Spaces | 1 |

Apartment 102 combines indoor comfort with outdoor potential. Its spacious terrace enjoys partial sea views and the option for a full outdoor kitchen and BBQ—ideal for entertaining. Inside, a built-in fireplace adds warmth and charm, creating a perfect balance between relaxed coastal living and cozy elegance.

SECOND FLOOR



APARTMENT 201

| FEATURE | DETAILS |
|-------------------|--------------------------|
| Internal Area | 85 m ² |
| Covered Veranda | 26 m ² |
| Uncovered Veranda | 0 m ² |
| Common Area | 15 m ² |
| Total Area | 126 m² |
| Storage Spaces | 1 |
| Parking Spaces | 1 |

Apartment 201 features a spacious, covered balcony with night-time views of Limassol and the sea — perfect for quiet mornings or stylish outdoor dining. Inside, two master bedrooms ensure comfort and privacy, while an additional guest bathroom adds flexibility for hosting or everyday living.

SECOND FLOOR



APARTMENT 202

| FEATURE | DETAILS |
|-------------------|--------------------------|
| Internal Area | 87 m ² |
| Covered Veranda | 23 m ² |
| Uncovered Veranda | 49 m ² |
| Common Area | 15 m ² |
| Total Area | 174 m² |
| Storage Spaces | 1 |
| Parking Spaces | 1 |

Apartment 202 enjoys private access to its own roof garden, creating the perfect space for lazy evenings where you can relax, entertain and unwind while gazing out over the Mediterranean Sea.