

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

- 2 bedrooms
- 3 W/C
- Internal Area 87m<sup>2</sup>
- Covered Verandas 23m<sup>2</sup>
- Roof Garden 49m<sup>2</sup>
- 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 **87**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

Parking **Covered, Yes**

Reference Number **13502**  
 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: €565 000 + VAT**

VAT for this property is **€28,250** or **€107,350**. 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>€6 494.00/m<sup>2</sup></b>		

**Representative: Kadis Estates**

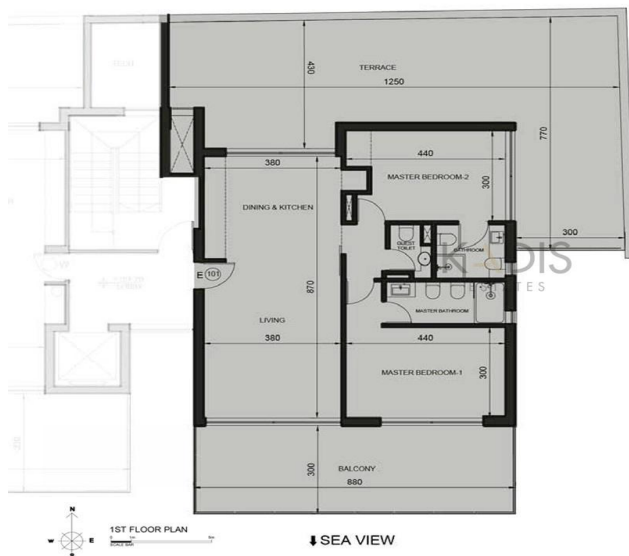
Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: +35722344842			

**Price change history**

€565 000 on Aug 26, 2025



## FIRST FLOOR



### APARTMENT 101

FEATURE	DETAILS
Internal Area	85 m <sup>2</sup>
Covered Veranda	26 m <sup>2</sup>
Uncovered Veranda	62 m <sup>2</sup>
Common Area	15 m <sup>2</sup>
<b>Total Area</b>	<b>188 m<sup>2</sup></b>
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

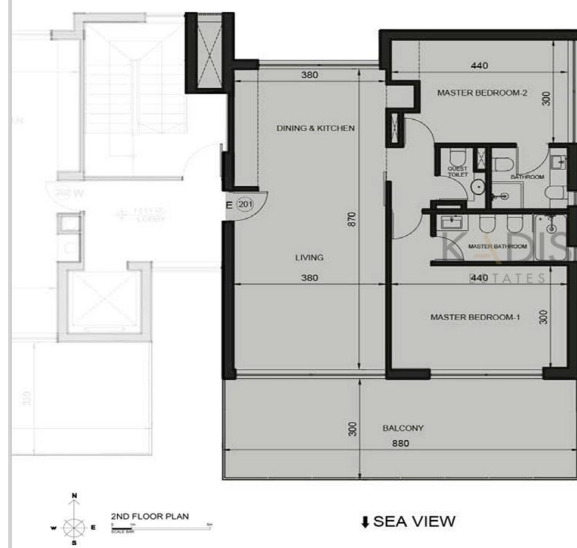
### APARTMENT 102

FEATURE	DETAILS
Internal Area	87 m <sup>2</sup>
Covered Veranda	23 m <sup>2</sup>
Uncovered Veranda	59 m <sup>2</sup>
Common Area	15 m <sup>2</sup>
<b>Total Area</b>	<b>184 m<sup>2</sup></b>
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 <sup>2</sup>
Covered Veranda	26 m <sup>2</sup>
Uncovered Veranda	0 m <sup>2</sup>
Common Area	15 m <sup>2</sup>
<b>Total Area</b>	<b>126 m<sup>2</sup></b>
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 <sup>2</sup>
Covered Veranda	23 m <sup>2</sup>
Uncovered Veranda	49 m <sup>2</sup>
Common Area	15 m <sup>2</sup>
<b>Total Area</b>	<b>174 m<sup>2</sup></b>
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.

