

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

This exclusive residential complex redefines modern living with its blend of sophisticated architecture, cutting-edge technology, and ultimate comfort. Designed for both privacy and convenience, it is located in one of the city’s most desirable areas. The contemporary facade is enhanced by energy-efficient features such as thermal insulation and solar panels, while the gated entrance with automated parking and a seismic-resistant structure ensures security and tranquility. Each apartment is meticulously crafted, featuring spacious open-plan interiors and floor-to-ceiling windows that bathe the living spaces in natural light. Electric shutters in the bedrooms enhance comfort, while...

#### Property Info

Covered Area	<b>145</b>
Covered Veranda	<b>34</b>
Uncovered Veranda	<b>12</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number	<b>11225</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

**Location:** Limassol - Agia Fyla      Region: **Limassol**  
**Coordinates:** **34.708684 / 33.035419**

## Price: €650 000 + VAT

VAT for this property is **€32,500** or **€123,500**. 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>€4 483.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€695 000 on Oct 8, 2025  
 €650 000 on Dec 19, 2025

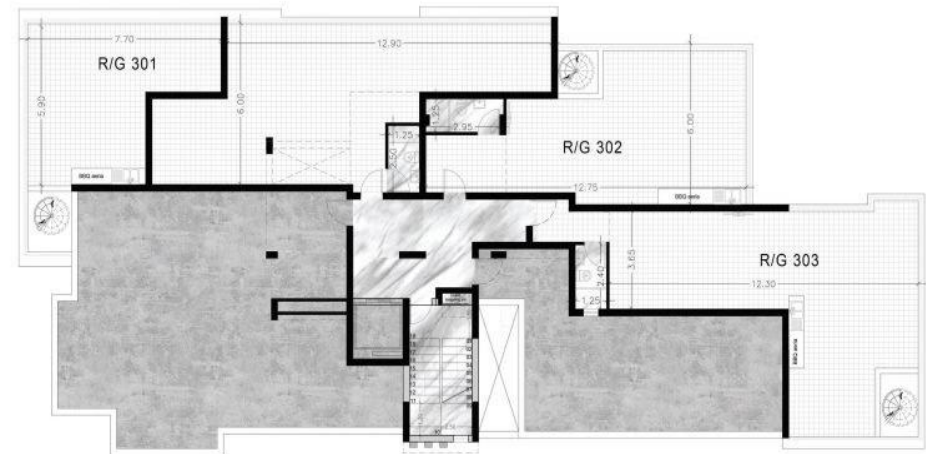








3rd FLOOR PLAN



ROOF GARDENS PLAN