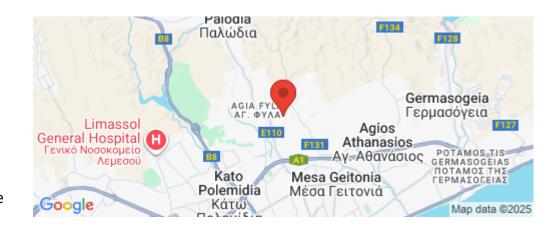


## 2 Bedroom Apartment for Sale in Limassol - Agia Fyla

Perched on the scenic hills of Ayia Fyla, this extraordinary development combines tranquility, refined aesthetics, and panoramic views over Limassol and the sea. Just three minutes from the highway and close to elite schools and key amenities, it offers the rare advantage of peaceful living with effortless urban access.

The building spans seven elegant levels and includes a private villa, a curated collection of premium apartments, and three exclusive penthouses on the top floors. A notable feature is the availability of ten flexible studios designed to be acquired only in combination with larger apartments. These additional spaces offer outstanding value and can be perfectly adapte...



Property Info		Plot / Area Info		Additional info	
Covered Area	120				
Covered Veranda	28				
Floor Number	1	Pool	Common, Yes Covered, Yes	Reference Number Property type	12040 Apartment
Total Number of Floors	5				
Furnishing	Unfurnished	Parking		Bathrooms	2
Heating	Underfloor Heating, Yes				

## Amenities Location

• Parking Location: Limassol - Agia Fyla Region: Limassol

All rooms, Yes

Coordinates: 34.716932 / 33.027168

Air Conditioning



Price: €484 064 + VAT

VAT for this property is **€24,203** or **€91,972**. 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 Excluded

Title transfer fee ~€15 962.56

Price per SQM €4 034.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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License number 517/E Legal name ConceptRealty Ltd

Phone: **+35726080180**, **+35797612926** 

## **Price change history**

€469 965 on Oct 8, 2025 €484 064 on Nov 7, 2025























