

### 3 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

Covered Area	<b>187</b>
Covered Veranda	<b>58</b>
Uncovered Veranda	<b>96</b>
Floor Number	<b>5</b>
Total Number of Floors	<b>5</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Pool **Common, Yes**

#### Additional info

Reference Number **12058**  
 Property type **Apartment**  
 Bathrooms **3**

#### Amenities

- Elevator

#### Location

**Location:** Limassol - Agia Fyla      Region: **Limassol**  
 Coordinates: **34.716932 / 33.027168**

## Price: €1 153 323 + VAT

VAT for this property is **€89,614** or **€219,131**. 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>~€42 732.92</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 168.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€1 119 731 on Oct 8, 2025

€1 153 323 on Nov 7, 2025







