

## 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. X

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...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>187</b>				
Covered Veranda	<b>58</b>				
Uncovered Veranda	<b>96</b>				
Floor Number	<b>5</b>			Reference Number	<b>12058</b>
Total Number of Floors	<b>5</b>	Pool	<b>Common, Yes</b>	Property type	<b>Apartment</b>
Furnishing	<b>Unfurnished</b>			Bathrooms	<b>3</b>
Heating	<b>Underfloor Heating, Yes</b>				
Air Conditioning	<b>All rooms, Yes</b>				
<b>Amenities</b>		<b>Location</b>			
• Elevator		<b>Location:</b> Limassol - Agia Fyla	Region: <b>Limassol</b>		
		Coordinates: <b>34.716932 / 33.027168</b>			

## Price: €1 154 000 + VAT

VAT for this property is **€89,666** or **€219,260**. 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 Price per SQM	<b>~€42 760.00</b> <b>€6 171.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>

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## Price change history

€1 119 731 on Oct 8, 2025

€1 153 323 on Nov 7, 2025

€1 154 000 on Jan 31, 2026





