

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

Rising in one of Limassol's most desirable neighborhoods, this boutique residence offers a refined balance of privacy, elegance, and modern living. With a limited number of homes, the development creates an intimate community where design and comfort are equally prioritized. The architecture is sleek and contemporary, defined by clean lines, expansive windows, and thoughtfully planned layouts. Each residence opens to generous verandas, extending interiors toward natural light and fresh air. High-quality finishes and carefully selected materials bring a sense of sophistication to everyday life, while open-plan living areas emphasize space and fluidity. Designed with sustainab...



### Property Info

Covered Area	<b>105</b>
Covered Veranda	<b>26</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>14505</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Limassol - Agia Fyla      Region: **Limassol**  
**Coordinates:** **34.71775 / 33.021125**

## Price: €280 000 + VAT

VAT for this property is **€14,000** or **€53,200**. 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>~€7 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 667.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€280 000 on Oct 9, 2025







