

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

Nestled in the Aya Fyla neighborhood of Limassol, this collection of four hillside residences offers views of the city and the Akrotiri Salt Lake. ✖  
 Situated on a serene cul-de-sac, the location combines tranquility with convenience, just minutes from shops, schools, and highways. Each residence is thoughtfully designed to provide modern comforts, featuring thermally insulated structures, thermal aluminum windows, and individual photovoltaic systems for energy efficiency. Inside, you'll find high-quality Italian kitchens, European-made finishes, and smart building access systems for enhanced security. Additional features include spacious storage rooms, pressurized water systems with ...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **171**  
 Covered Veranda **51**

Reference Number **B016-C**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **3**

### Amenities

### Location

**Location:** Limassol - Agia Fyla      Region: **Limassol**  
**Coordinates:** **34.71928 / 33.02399**

## Price: €440 000 + VAT

VAT for this property is **€29,565** or **€83,600**. 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>~€14 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 573.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

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## Price change history

€440 000 on Nov 13, 2025



