

# 2 Bedroom Apartment for Sale in Limassol - Agia Fyla

Modern 2-bedroom apartment in the prestigious Ayia Filaxis area of Limassol, offering quiet residential living, quick highway access, and close proximity to schools, shops, and essential services. The apartment features panoramic sea and city views, contemporary design, and high-quality finishes.



### **Apartment Features:**

- Italian-built bathrooms
- High-quality kitchen and cabinetry
- Underfloor heating
- VRV air-conditioning
- Smart home features
- Automated lighting & electric curtains

#### **Building Amenities:**

- Reception
- Gym with sea view
- Spa (sauna, hammam, massage room)
- Outdoor infinity pool...

Property Info		Plot / Area Info		Additional info	
Covered Area	118			Reference Number	10596
Covered Veranda	25	Pool	Common, Yes Covered, Yes	Property type	Apartment
Floor Number	2			Condition	<b>Under Construction</b>
Total Number of Floors	7	Parking		Bathrooms	2
Heating	<b>Underfloor Heating, Yes</b>			View	Sea view

Amenities	Location	
• Darking	Location: Limassol - Agia Fyla	Region: <b>Limassol</b>
<ul> <li>Parking</li> </ul>	Coordinates: <b>34.716888146737</b> / <b>33.027005186206</b>	



Price: €502 954 + VAT

VAT for this property is **€25,148** or **€95,561**. 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	None	Common ovnences	None
		Price per SQM	€4 262.00/m <sup>2</sup>	Common expenses	None

### **Representative: RealDeal Estates**

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333** 

# **Price change history**

€502 954 on Dec 2, 2025







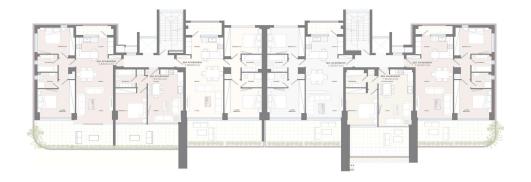












SECOND FLOOR PLAN