

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

www.index.cy - All Cyprus Real Estate

Sea view

INDEX

Covered Area 120
Covered Veranda 27

Floor Number 2

Total Number of Floors **7**

Heating Underfloor Heating, Yes

Reference Number
Property type
Condition
Bathrooms

View

Common, Yes

Covered, Yes

10598
Apartment
Under Construction
2

Amenities Location

• Parking

Location: Limassol - Agia Fyla

Region: Limassol

Coordinates: 34.716888146737 / 33.027005186206

Pool

Parking



Price: €501 952 + VAT

VAT for this property is **€25,098** or **€95,371**. 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 expenses	None
		Price per SQM	€4 183.00/m ²		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

€501 952 on Dec 2, 2025



















SECOND FLOOR PLAN