


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

Covered Area	119
Covered Veranda	27
Floor Number	2
Total Number of Floors	7
Heating	Underfloor Heating, Yes

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	10599
Property type	Apartment
Condition	Under Construction
Bathrooms	2
View	Sea view

Amenities

- Parking

Location

Location: Limassol - Agia Fyla
 Coordinates: **34.716888146737 / 33.027005186206**

Region: **Limassol**

Price: €550 000 + VAT

VAT for this property is **€27,500** or **€104,500**. 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	€4 622.00/m²		

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

€499 513 on Dec 2, 2025
 €550 000 on Feb 11, 2026







SECOND FLOOR PLAN