

### 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

INDEX

Covered Area 119
Covered Veranda 28

Floor Number 2 Pool Common, Yes

Total Number of Floors **7** 

Heating Underfloor Heating, Yes

Reference Number
Property type
Condition

10600
Apartment
Under Construction

Bathrooms 2

View **Sea view** 

Amenities Location

Coordinates: 34.716888146737 / 33.027005186206



Price: €492 904 + VAT

VAT for this property is €24,645 or €93,652. 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      | €4 142.00/m <sup>2</sup> |                 | 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**

€492 904 on Dec 2, 2025



















SECOND FLOOR PLAN