

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

Luxury 2-bedroom penthouse in the prestigious Aya Filaxis area of Limassol, offering quiet residential living, easy highway access, and close proximity to schools, shops, and essential services. The penthouse boasts panoramic sea and city views, spacious open-plan design, and premium finishes throughout.



### Penthouse Features:

- Two spacious bedrooms with high-quality wardrobes
- Italian-built bathrooms
- Modern kitchen with premium cabinetry
- Underfloor heating
- VRV air-conditioning
- Smart home features
- Automated lighting & electric curtains
- Private rooftop terrace with spectacular sea and city views

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### Property Info

Covered Area	<b>122</b>
Covered Veranda	<b>22</b>
Uncovered Veranda	<b>91</b>
Floor Number	<b>5</b>
Total Number of Floors	<b>7</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

Pool

**Common, Yes**

### Additional info

Reference Number	<b>10606</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Elevator

### Location

**Location:** Limassol - Agia Fyla

Coordinates: **34.716888146737 / 33.027005186206**

Region: **Limassol**

## Price: €889 000 + VAT

VAT for this property is **€44,450** or **€168,910**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 287.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

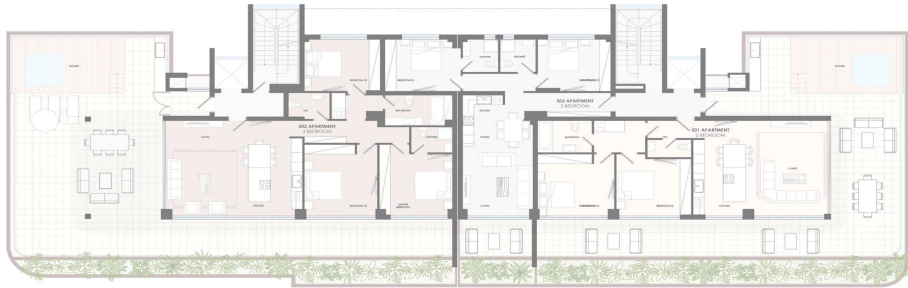
€888 545 on Dec 2, 2025  
 €889 000 on Feb 11, 2026











FIFTH FLOOR PLAN