

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

Total Number of Floors

Covered Area 119
Covered Veranda 27

Floor Number 4

Heating Underfloor Heating, Yes

7

Reference Number
Property type
Condition
Bathrooms

View

Common, Yes

Covered, Yes

10609
Apartment
Under Construction
2

Amenities Location

• Parking

Location: Limassol - Agia Fyla

Region: Limassol

Coordinates: 34.716888146737 / 33.027005186206

Pool

Parking



Price: €530 411 + VAT

VAT for this property is **€26,521** or **€100,778**. 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 No | ne Common ovnoncos None |
|-----|----------|-------------------------|--------------------------------------------|
| | | Price per SQM €4 | Common expenses None 457.00/m ² |

Representative: RealDeal Estates

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

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Price change history

€530 411 on Dec 2, 2025



















FOURTH FLOOR PLAN