

## 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	
Covered Area	<b>119</b>			Reference Number	<b>10611</b>
Covered Veranda	<b>28</b>			Property type	<b>Apartment</b>
Floor Number	<b>4</b>	Pool	<b>Common, Yes</b>	Condition	<b>Under Construction</b>
Total Number of Floors	<b>7</b>			Bathrooms	<b>2</b>
Heating	<b>Underfloor Heating, Yes</b>			View	<b>Sea view</b>

Amenities	Location	Region
• Elevator	<b>Location:</b> Limassol - Agia Fyla Coordinates: <b>34.716888146737 / 33.027005186206</b>	<b>Limassol</b>

## Price: €521 618 + VAT

VAT for this property is **€26,081** or **€99,107**. 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 Price per SQM	<b>None</b> <b>€4 383.00/m<sup>2</sup></b>	Common expenses	<b>None</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>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€521 618 on Dec 2, 2025







FOURTH FLOOR PLAN