

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

Luxury 3-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:

- Three 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

## Price: €1 154 000 + VAT

VAT for this property is **€89,666** or **€219,260**. 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>€6 171.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

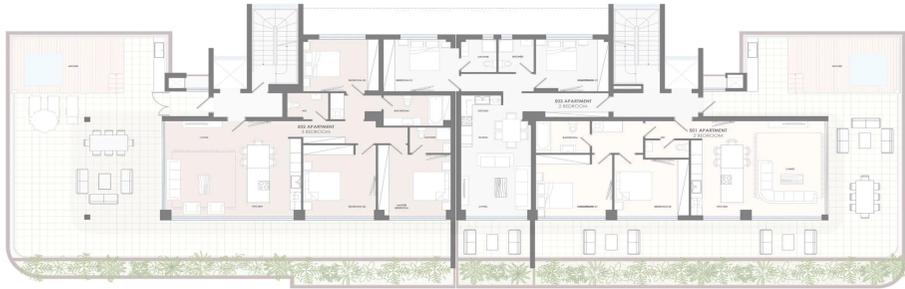
|                                          |              |            |                                                  |
|------------------------------------------|--------------|------------|--------------------------------------------------|
| Registration number                      | <b>1311</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

€1 153 323 on Dec 2, 2025  
 €1 154 000 on Feb 11, 2026







FIFTH FLOOR PLAN