

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	87
Covered Veranda	4
Uncovered Veranda	5
Floor Number	5
Total Number of Floors	7
Heating	Underfloor Heating, Yes

Plot / Area Info

Pool **Common, Yes**

Additional info

Reference Number	10614
Property type	Apartment
Condition	Under Construction
Bathrooms	2
View	Sea view

Amenities

- Elevator

Location

Location: Limassol - Agia Fyla
Coordinates: **34.716888146737 / 33.027005186206**

Region: **Limassol**

Price: €695 000 + VAT

VAT for this property is **€34,750** or **€132,050**. 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	€7 989.00/m²		

Representative: RealDeal Estates

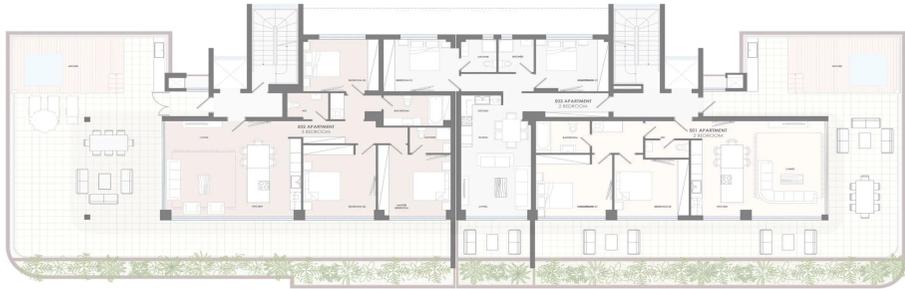
Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€694 678 on Dec 2, 2025
 €695 000 on Feb 11, 2026







FIFTH FLOOR PLAN