


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

Luxury 3-bedroom ground-floor apartment in the prestigious Ayia Filaxis area of Limassol, offering quiet residential living, easy highway access, and close proximity to schools, shops, and essential services. The apartment boasts panoramic sea and city views, contemporary design, and premium finishes throughout, plus a private swimming pool. 

#### Apartment 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 terrace with direct a...

#### Property Info

Covered Area	<b>156</b>
Covered Veranda	<b>37</b>
Uncovered Veranda	<b>12</b>
Total Number of Floors	<b>7</b>
Heating	<b>Underfloor Heating, Yes</b>

#### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>10615</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

#### Amenities

- Parking

#### Location

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

Region: **Limassol**

## Price: €1 107 000 + VAT

VAT for this property is **€61,311** or **€210,330**. 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>€7 096.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€1 005 520 on Dec 2, 2025  
 €1 107 000 on Feb 11, 2026





