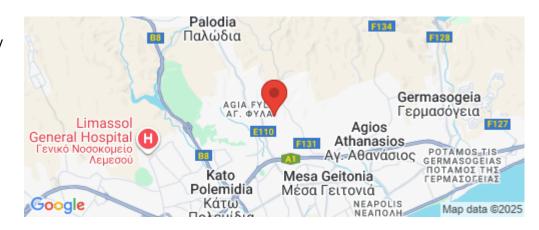


### 23m<sup>2</sup> Apartment for Sale in Limassol - Agia Fyla

Modern studio 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 features panoramic sea and city views, contemporary design, and high-quality finishes.



#### **Apartment Features:**

- Open-plan living and sleeping area
- Italian-built bathroom
- Modern kitchen with high-quality cabinetry
- Underfloor heating
- VRV air-conditioning
- Smart home features
- Automated lighting & electric curtains

### **Building Amenities:**

- Reception
- Gym with panoramic sea view
- Spa (sa...

Property Info Plot / Area Info Additional info



INDEX

Covered Area 23

**Total Number of Floors** Pool

**Underfloor Heating, Yes** Heating

Common, Yes

Property type

Reference Number

Condition

**Apartment** 

**Under Construction** 

Bathrooms

Sea view View

**Amenities** Location

Region: **Limassol Location:** Limassol - Agia Fyla • Elevator

Coordinates: 34.716888146737 / 33.027005186206



**Price: €127 522 + VAT** 

VAT for this property is €6,376 or €24,229. 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.

\/AT	Excluded	Title transfer fee	None	Common expenses	None
VAT		Price per SOM	€5 544.00/m <sup>2</sup>		

## **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**

€127 522 on Dec 2, 2025













