


## 26m<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. This studio is available for sale only together with the main apartment. 

### 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:

## Price: €159 000 + VAT

VAT for this property is **€7,950** or **€30,210**. 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>€6 115.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

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## Price change history

€144 132 on Dec 2, 2025  
 €159 000 on Feb 11, 2026



