

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

Set on an elevated hillside in one of Limassol’s most established residential districts, this boutique development offers open sea views, fresher air, and a rare sense of calm — while remaining closely connected to the city’s everyday infrastructure. ✖

The project is intentionally limited in scale, comprising a small collection of modern apartments and townhouses designed with a focus on privacy, light, and balance. Generous ceiling heights, well-proportioned interiors, and expansive terraces shape homes that feel open yet composed, allowing outdoor spaces to become a natural extension of daily living — ideal for relaxed evenings, entertaining, or quiet moments above the city....

### Property Info

Covered Area	<b>102</b>
Covered Veranda	<b>21</b>
Uncovered Veranda	<b>23</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>16270</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Limassol - Agia Fyla      Region: **Limassol**  
**Coordinates:** **34.718488 / 33.02506**

## Price: €346 000 + VAT

VAT for this property is **€17,300** or **€65,740**. 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>€3 392.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€346 000 on Feb 3, 2026







