

## 2 Bedroom House 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 **125**  
 Covered Veranda **18**  
 Uncovered Veranda **58**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **16276**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **2**

### Amenities

- Parking

### Location

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

**Price: €525 000 + VAT**

VAT for this property is **€26,250** or **€99,750**. 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>€4 200.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

**Price change history**

€525 000 on Feb 3, 2026







