

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

- 2 bedrooms
- 2 W/C
- Internal Area 85.8m<sup>2</sup>
- Covered Verandas 25.1m<sup>2</sup>
- Covered Parking
- Communal Gym & Sauna
- Storage
- Photovoltaic Panels
- Energy Efficiency "A"



| Property Info   |                             | Plot / Area Info                      |                     | Additional info         |                  |
|---|-----------------------------|---------------------------------------|---------------------|-------------------------|------------------|
| Covered Area  | <b>86</b>                   |                                       |                     | Reference Number        | <b>16639</b>     |
| Heating   | <b>Central Heating, Yes</b> | Parking                               | <b>Covered, Yes</b> | Property type           | <b>Apartment</b> |
| Air Conditioning                                      | <b>All rooms, Yes</b>       |                                       |                     | Condition               | <b>Brand New</b> |
|   |                             |                                       |                     | Bathrooms               | <b>2</b>         |
|   |                             |                                       |                     | View                    | <b>Sea view</b>  |
| Amenities   |                             | Location                              |                     |                         |                  |
| • Gym   |                             | <b>Location:</b> Limassol - Agia Fyla |                     | Region: <b>Limassol</b> |                  |
| Coordinates: <b>34.708326339163 / 33.030785960801</b> |                             |                                       |                     |                         |                  |

## Price: €415 000 + VAT

VAT for this property is **€20,750** or **€78,850**. 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<br>Price per SQM | <b>None</b><br><b>€4 826.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

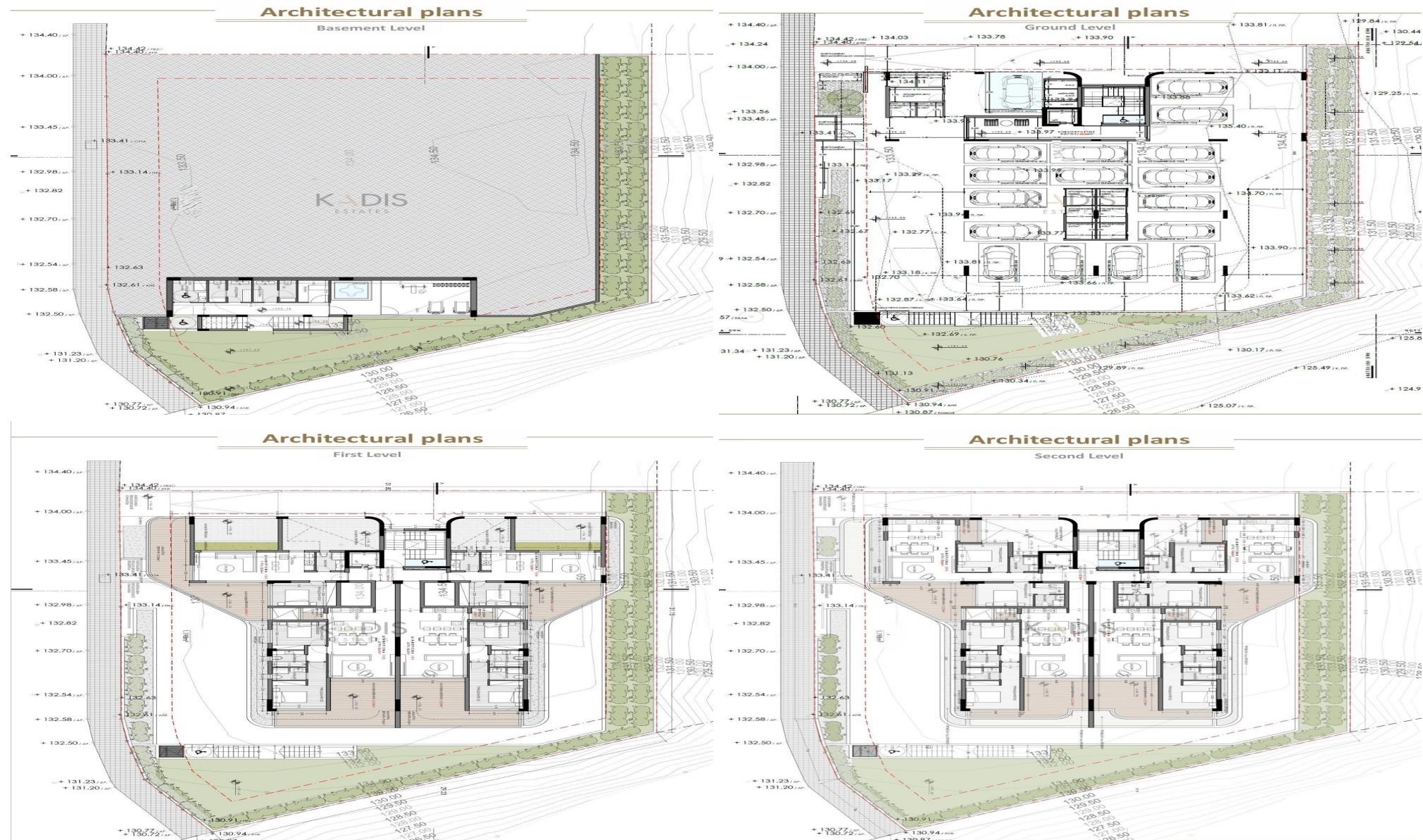
## Price change history

€415 000 on Feb 4, 2026









## Architectural plans

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### Fourth Level

