

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

- 2 bedrooms
- 3 W/C
- Internal Area 87.4m<sup>2</sup>
- Covered Verandas 36.5m<sup>2</sup>
- Roof Garden 67.1m<sup>2</sup>
- Interior Roof Garden 10.1m<sup>2</sup>
- Covered Parking
- Communal Gym & Sauna
- Storage
- Photovoltaic Panels
- Energy Efficiency "A"



### Property Info

### Plot / Area Info

### Additional info

Covered Area **87**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

Parking **Covered, Yes**

Reference Number **16641**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **3**  
 View **Sea view**

### Amenities

### Location

- Gym

**Location:** Limassol - Agia Fyla  
 Coordinates: **34.708326339163 / 33.030785960801**

Region: **Limassol**

## Price: €540 000 + VAT

VAT for this property is **€27,000** or **€102,600**. 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>€6 207.00/m<sup>2</sup></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

€540 000 on Feb 4, 2026









