



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

- ✓ Located on Rossias Street
- ✓ With easy access to the city center
- ✓ With covered parking space
- ✓ Near Agia Fyla High School
- ✓ Without any mortgages



- Energy Performance Certificate A
- Thermal facade system
- Heat-insulating aluminum with double glass
- Lift Installation
- Provision for Private photovoltaic system
- Provision for electric heating
- Provision for air condition in all areas
- Solar water heater
- Water Pressure System
- Imported ceramic floors and sanitary ware
- Multiple power supply points, telephone, TV, internet

#### Property Info

Covered Area	<b>163</b>
Covered Veranda	<b>30</b>
Uncovered Veranda	<b>67</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number	<b>11702</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

#### Amenities

#### Location



- Parking

**Location:** Limassol - Agia Fyla

Region: **Limassol**

Coordinates: **34.72484677 / 33.01560044**



## Price: €420 000 + VAT

VAT for this property is **€25,690** or **€79,800**. 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>€2 577.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€350 000 on Feb 5, 2026  
€390 000 on Mar 12, 2026  
€420 000 on May 11, 2026



