

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

For sale is a modern off-plan apartment located in a peaceful residential part of Agia Fyla, Ekali. The property offers 81 square meters of comfortable internal living space and is situated on the first floor of a three-story building, served by an elevator for your convenience. The thoughtful layout features two well-sized bedrooms, ideal for couples or small families seeking a fresh start in a brand-new home.



Agia Fyla, Ekali is a popular and growing area, known for its friendly neighborhood feel and a blend of tranquility with accessibility. The community offers a variety of shops, cafes, and schools nearby, making daily life both relaxed and convenient. One of its many highligh...

### Property Info

Covered Area  
Heating  
Air Conditioning

**81**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition

**30743**  
**Apartment**  
**Brand New**

### Amenities

- Guest WC

### Location

**Location:** Limassol - Agia Fyla  
**Coordinates:** **34.701319450677 / 33.01886545711**

Region: **Limassol**

## Price: €345 000 + VAT

VAT for this property is **€17,250** or **€65,550**. 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>€4 259.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

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## Price change history

€345 000 on Apr 23, 2026

