

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

Set high above Limassol, this bright and beautifully distinctive 2+1 apartment offers space, character, and some of the most breathtaking panoramic views across the entire city and coastline. Designed with personality and natural light in mind, this is a home that feels both vibrant and welcoming from the moment you step inside. The apartment features two comfortable bedrooms, plus an additional flexible room that can easily be transformed into a third bedroom, home office, guest room, or creative space depending on your lifestyle. The open-plan living and dining area is full of light, with bold contemporary touches and large sliding doors that create a seamless connection between indoor ...



### Property Info

Covered Area	<b>178</b>
Covered Veranda	<b>46</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>245113</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Limassol - Agia Fyla      Region: **Limassol**  
**Coordinates:** **34.7189089 / 33.0182325**

## Price: €575 000 + VAT

VAT for this property is **€41,413** or **€109,250**. 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>~€19 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 230.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€575 000 on May 21, 2026









