

#1536

# 2 Bedroom Apartment in Agia Fylaxis – €445,000 (No VAT)

 Agia Fyla, Limassol

**€445,000**







# Overview

## Specifications

Bedrooms

 2

Bathrooms

 1

Covered

 97 m<sup>2</sup>

|                 |                   |
|-----------------|-------------------|
| Type            | Apartment         |
| Toilets         | 2                 |
| Covered veranda | 18 m <sup>2</sup> |
| Status          | Resale            |

|                          |                                                                                                          |
|--------------------------|----------------------------------------------------------------------------------------------------------|
| Year of construction     | 2018                                                                                                     |
| Furnished                | Unfurnished                                                                                              |
| Structure                | Concrete                                                                                                 |
| Energy efficiency rating |  Certificate expected |

## Description

Located in a modern residential building, this spacious 2-bedroom apartment offers comfort, privacy, and contemporary living. The building comprises only five apartments, ensuring a peaceful environment, and is served by an internal staircase, lift, and basement car park. It also benefits from a public green area to the south and a cul-de-sac access road.

The apartment is 7 years old and has been barely used, maintaining an excellent condition throughout. It features:

- Open-plan living room and kitchen
- Guest toilet
- Main bathroom with toilet
- Two (2) comfortable bedrooms
- Covered veranda with unobstructed southern sea views

Quality finishes include ceramic tile and synthetic parquet floors, double-glazed sliding aluminum windows with electric shutters in the bedrooms, and split-unit air conditioning throughout.

This property combines modern design with practical living in a quiet yet accessible neighborhood of Agia Fylaxis, making it an excellent choice for both home ownership and investment.

Asking Price: €445,000

No VAT



# Additional information

## Facilities

Aircondition, Split system

Elevator

Parking, Covered

Storage

## Features

Balcony, front

City view

Combined kitchen and dining area

Cul de sac

Double glazing

Easy access to highway

Easy access to main roads

Elevated

Guest WC

Investment opportunity

Kitchen appliances

Laminate flooring

Next to green area

Quiet area

Sea view

Shutters, electric

Veranda, front

## Distances

Amenities



1 km

Airport



40 km

Sea



5 km

Public transport



1 km

Schools



2 km

Resort



4 km

## Contact us



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