

## Ayia Fyla 437, 202

Ref. No 2005



-  Apartment
-  Standard Apartment
-  2 bedrooms
-  2 bathrooms
-  3 wcs
-  87m² internal
-  23m² veranda
-  174m² total
-  1st floor (out of 3)
-  1 parking
- unfinished

ASKING PRICE:

€ 565,000+VAT

[VIEW ON THE WEBSITE](#)

An apartment for sale in a modern, gated, residential complex in Limassol, Agia Fyla. Situated in a highly coveted area with easy access to the highway, shops, schools, and other necessities. The contemporary apartment consists of an open plan kitchen combining the living room, as well as 2 bedrooms, 3 bathrooms, and a large balcony of 23 sqm with city view facing the sea. There is also a provision for floor heating systems and split systems in each bedroom. Most importantly, an independent parking space with a garage and a CCTV system, along with a storage room, is provided for a comfortable living.

**Main Features**

- |                               |                             |
|-------------------------------|-----------------------------|
| Appliances: ✓                 | Construction type: Concrete |
| Construction year: 2026       | Floor type: Marble          |
| Proximity: Above Highway      | Kitchen type: Open plan     |
| Covered Parking: ✓            | Central heating: Electrical |
| Underfloor heating: Provision | A/Cs: Split Units           |
| Energy efficiency: A          |                             |

**Additional Features**

- |                  |                    |
|------------------|--------------------|
| Modern design: ✓ | Security System: ✓ |
| Balcony: ✓       | Fireplace: ✓       |
| Store room: ✓    | Internal Lift: ✓   |
| Guest WC: ✓      | En Suite Shower: ✓ |
| Garage: ✓        |                    |

## Specifications

Spacious rooms: ✓

Double Glazing: ✓

Open Plan Kitchen: ✓

Kitchen Top Granite/Marble: ✓

Electrical Shutters: ✓

Solar Panels for Hot Water: ✓

Solar Heating: ✓

High ceilings: ✓

Built in Cabinets: ✓

Fully Fitted Kitchen: ✓

Marble Floor: ✓

Pressurized Water System: ✓

Solar Electricity: ✓

## Facilities

Elevator: ✓

Gated Complex: ✓

Electric Gates: ✓

Fire Alarm: ✓

Easy access to highway: ✓

Emergency Exit: ✓

Monitored Gate Access: ✓

CCTV: ✓

Quiet area: ✓

Easy access to main roads: ✓

## Views

Sea View: ✓

City View: ✓

