

2 Bedroom Penthouse in Agia Fyla, Limassol

For Sale : **€ 420,000**

Description
A brand-new two-bedroom penthouse on the third floor of a boutique building of six homes in Agia Fyla, Limassol, with 75 m² of internal space, a 16 m² covered veranda and a 27 m² private roof garden.

The layout has two double bedrooms with built-in wardrobes and two bathrooms. The master bedroom has its own en-suite, and the second bathroom serves the guest bedroom. The open-plan living, dining and kitchen area opens through full-height glazing onto the veranda, which has open views towards the city and the sea. A private staircase leads up to the roof garden, an outdoor space for entertaining, sunbathing and enjoying panoramic views across Limassol and the Mediterranean.

Finishes include premium ceramic and porcelain flooring, high-performance double-glazed aluminium frames, full air-conditioning provision with mechanical ventilation, and a dedicated 1.6 kW photovoltaic system for lower energy bills. The building has an 80 mm external thermal facade, roof insulation, an anti-seismic reinforced-concrete frame, pipe-in-pipe plumbing with solar water heating, CCTV, a video intercom, CAT6 cabling and an 8-person lift. Each apartment comes with a private parking space with EV charging provision and a private storage room.

The building is on the developing new side of Agia Fyla, a popular residential area of Limassol. Tennis and padel courts, gyms, supermarkets, pharmacies, banks and cafés are about 5 minutes away, and leading private schools and the Mediterranean Hospital are about 10 minutes away. Limassol Marina, the Old Town, My Mall, the city beaches and golf courses are within about 20 minutes' drive.

Delivery is expected by the end of 2027. Prices are subject to VAT. It suits a permanent home, a lock-and-leave base or a long-term investment.

Details

Property Type: **Apartment**
Website

Status: **Available**

Unit Number: **301, 302**

Main Features

Property Subtype: **Penthouse**
Covered Parking: **1**

Bedrooms: **2**

Bathrooms: **2**

Area

Internal Area: **75m²**
Storage: **5m²**

Covered Verandas: **16m²**
Total Area: **96m²**

Covered Area: **75m²**
Roof Garden Area: **27m²**

Energy & Heating

Energy Efficiency Grade: **Pending Certification**

Further Details

Storage Space

Gallery











