





The Story

F Y L A P R I M E

Inspired by the historic district of Aygia Fyla, named after the Church of Saint Fylaxi, Fyla Prime blends heritage with modern growth.

Located in the emerging new side of Aya Fyla, it enjoys a prime position within a high-demand residential area, surrounded by contemporary homes and urban development.

With excellent accessibility to schools, shops, daily amenities, and major roads, Fyla Prime is a prime real estate opportunity. Built to high construction standards and defined by lasting architectural quality, it offers enduring value and refined residential comfort.

A prime property.

A prime address.

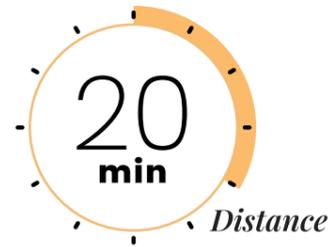
A prime investment for the future.



Fyla Prime



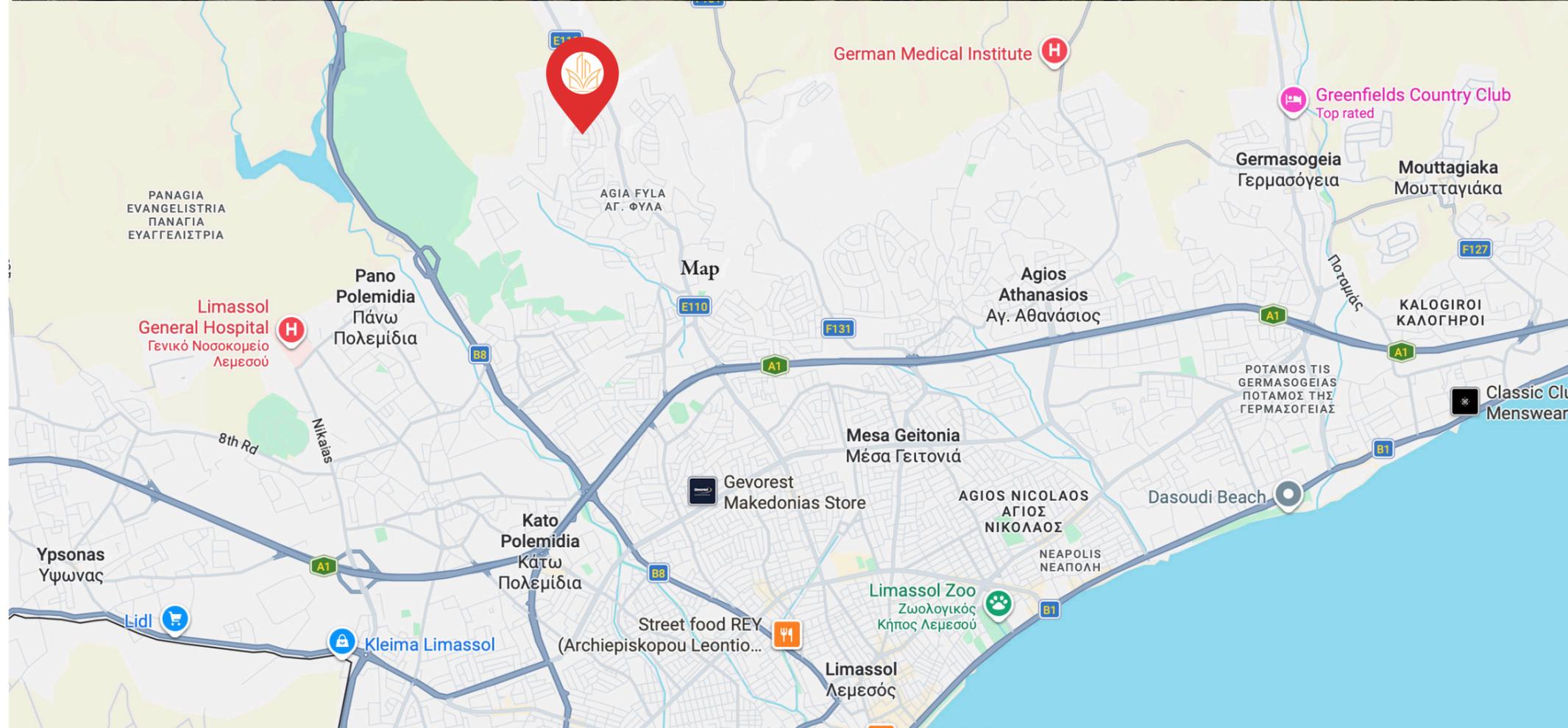
Location



- Tennis & padel courts
- Modern fitness centers
- Supermarkets
- Clinics & pharmacies
- Banks
- Restaurants & cafés
- Bakeries

- The Heritage Private School
- Island School
- Pascal Schools
- Mediterranean Hospital of
- Cyprus
- local school

- Limassol Marina
- Old Town Limassol
- My Mall Limassol
- Limassol City Center & beaches
- COD Casino
- Gold courts





Fyla Prime

Premium Building Specifications



Photovoltaic Efficiency

1.6KW photovoltaic system serving each apartment and common areas for sustainable energy independence.



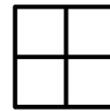
Lifestyle & Convenience

Private parking per residence, electric car charging point, landscaped surroundings and integrated storage room per apartment.



Smart Electrical Infrastructure

CCTV security, video intercom, CAT6 structured cabling, EV charging provisions and integrated solar readiness.



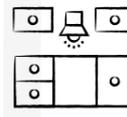
High-Performance Aluminum Systems

MU100- series frames with RAL 9011FT powder coating and double-glazed units for durability and insulation.



Modern Plumbing System

Pipe-in-pipe technology, solar water heating and pressurized tank system for optimal water performance.



Refined Interior Finishes

Premium ceramic and porcelain flooring, elegant marble staircase and high-quality external plastering.



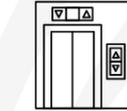
Structural Excellence

Engineered reinforced concrete structure with full seismic compliance, ensuring long-term safety and durability.



Climate Comfort Provisions

Full air-conditioning infrastructure, mechanical ventilation and kitchen extraction systems.



Elevator & Accessibility

-8person (630kg) electric lift, fully compliant with accessibility and town planning regulations



Advanced Thermal Performance

80mm external thermal façade, roof insulation and high-performance double glazing for year-round energy efficiency



Apartment Layouts

1st Floor



75 m Living Area
16 m Balcony

63 m Living Area
27 m Balcony



Apartment Layouts

2nd Floor

201



75 sqm Living Area
16 sqm Balcony

202

75 sqm Living Area
16 sqm Balcony



Apartment Layouts

3rd Floor & Roof Garden



75 sqm Living Area
16 sqm Balcony
23 sqm Roof Garden

75 sqm Living Area
16 sqm Balcony
23 sqm Roof Garden





	FLAT	BED	Total m ²	Cov Area m ²	Cov Veranda m ²	Roof Garden m ²	Parking m ²	Storage m ²	Parking No
1st Floor									
1	101	2	96	75	16			5	101
2	102	1	96	64	27			5	102
2nd Floor									
3	201	2	96	75	16			5	201
4	202	2	96	75	16			5	202
3rd Floor									
5	301	2	96	75	16	27		5	301
6	302	2	96	75	16	27		5	302

THE PRICE DO NOT INCLUDE VAT

| 21/08/2025

| Price may change without notice

Contact our exclusive sales office today

we will be delighted to guide you every step of the way toward owning your dream home.



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