

## 3 Bedroom Apartment for Sale in Limassol District

A new project in Limassol.

Limassol, Agios Tychonas, 250 m from the beach

- Iconic architecture from a leading bureau from London;
- breathtaking views of the sea and mountains;
- Outdoor swimming pool, gym and yoga room, steam bath and sauna;
- 250 meters to the sandy beach;
- the heart of the tourist area of Limassol;
- fine restaurants and the 5-star Four Seasons Hotel are a 2-minute walk away;
- high ceilings (3.15 meters);
- top standard finish;
- water underfloor heating and VRV air conditioning;
- penthouses with attics and terraces.

Delivery Feb 2026<...



### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>145</b>            |
| Covered Veranda        | <b>26</b>             |
| Floor Number           | <b>4</b>              |
| Total Number of Floors | <b>5</b>              |
| Energy Efficiency      | <b>A</b>              |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                    |
|---------|--------------------|
| Pool    | <b>Common, Yes</b> |
| Parking | <b>Yes</b>         |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>2785</b>               |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| View              | <b>Sea view</b>           |

### Amenities

- Elevator

### Location

Region: **Limassol**

Coordinates: **34.708005966974 / 33.118129024792**

## Price: €1 160 000 + VAT

VAT for this property is **€58,000** or **€220,400**. 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>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€8 000.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€1 000 000 on Dec 14, 2023

€1 160 000 on Jan 22, 2025

