

## 2 Bedroom Apartment for Sale in Agios Tychonas, Limassol District

Elegant Apartment Near the Sea – 2 Bedrooms

Situated just 150 meters from the beach in the highly desirable Agios Tychonas area of Limassol, this beautifully designed apartment offers refined coastal living in a vibrant and prestigious neighborhood. Located near the Poseidonia Hotel and within walking distance to all essential amenities, it combines convenience with lifestyle.



The apartment features generous living areas, underfloor heating, and electric shutters in the bedrooms, all designed with comfort and functionality in mind. Large openings allow for plenty of natural light, while the layout supports both privacy and flow.

Residents benefit from a secure gated ...

### Property Info

Covered Area	<b>120</b>
Covered Veranda	<b>25</b>
Floor Number	<b>6</b>
Total Number of Floors	<b>7</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>4433</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

**Location:** Agios Tychonas      Region: **Limassol**  
**Coordinates:** **34.7061281 / 33.1139251**

## Price: €1 800 000 + VAT

VAT for this property is **€90,000** or **€342,000**. 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>€15 000.00/m²</b>		

## Representative: MySpace

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## Price change history

€900 000 on Dec 15, 2023  
 €690 000 on Sep 10, 2024  
 €1 800 000 on May 6, 2025







