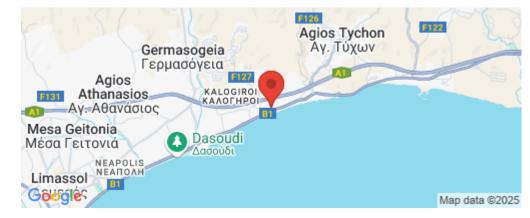
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### 2 Bedroom Apartment for Sale in Agios Tychonas, Limassol District

#### 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		Plot / Area	Info	Additional info	
Covered Area	120	Pool	Common, Yes	Reference Number	4433
Covered Veranda Floor Number	25 6			Property type Condition	Apartment Under Construction
Total Number of Floors	7	Parking	Covered, Yes	<b>Construction Year</b>	2025
Energy Efficiency	Α			View	Sea view
Amenities	Location				
Parking	Location: Agios Tychonas Coordinates: 34.7061281 / 33.1139251		Region: Limassol		



### 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	Excluded	Title transfer fee Price per SQM	None €15 000.00/	/m²	None
Repres	entative: MyS	pace			
Registratio	on number	229/E	Email	myspace.cyprus@gmail.com	
License nu	mber	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty Itd	
Phone: +3	5795129336, +3579	9409010			

### **Price change history**

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

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