


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

Located on the first floor, the apartment 101 offers a unique blend of functionality, space, and privacy across two thoughtfully designed levels. This 2-bedroom residence is ideal for families, professionals, or investors seeking flexible living in a premium location. 

### Key Features

Total Covered Area: 247.30 m<sup>2</sup>

Internal Covered Area: 164 m<sup>2</sup>

Covered Verandas: 78.80 m<sup>2</sup>

### Main Level (First Floor)

2 Bedrooms, including a master bedroom

Spacious Bathroom

Guest Toilet

Open-Plan Living, Dining & Kitchen Area

Large covered veranda extending the living space outdoors

Lower Ground Floor (Private Level)

Accessibl...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>247.3</b>		
Covered Veranda	<b>125</b>		
Uncovered Veranda	<b>125</b>		
Total Number of Floors	<b>3</b>	Pool	<b>Yes</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Covered, Yes</b>
Heating	<b>Central Heating, Yes</b>		
Air Conditioning	<b>All rooms, Yes</b>		

Reference Number	<b>A-116851</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

**Amenities**

- Guest WC

**Location****Location:** Agios TychonasRegion: **Limassol**Coordinates: **34.72647885 / 33.13872438**

## Price: €1 111 000 + VAT

VAT for this property is **€116,633** or **€211,090**. 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>€4 498.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€1 470 000 on Sep 4, 2023  
 €1 081 000 on Jan 18, 2024  
 €1 024 000 on Jun 21, 2024  
 €1 111 000 on Nov 18, 2025

