

## 4 Bedroom Apartment for Sale in Agios Tychonas - Tourist Area, Limassol District

The complex differs from all others, owing to both excellent location and exceptional external and internal features. X

Common features:

The complex is being built in the eastern part of Limassol, next to the new and the most prestigious Amara hotel, as well as the famous Grand Resort, Elias Beach and Park Lane hotels. The project is located directly on the promenade on a plot of 8,000 m2, in the most expensive and prestigious area of Limassol, Amathounta, near the St Raphael Hotel and marina. In addition, perhaps the most popular restaurants of the city are concentrated in this area.

Guarded fenced area with the 24-hour CCTV surveillance and 76 parking spaces.

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Property Info		Plot / Area Info		Additional info	
Covered Area	<b>247</b>			Reference Number	<b>33198</b>
Covered Veranda	<b>55</b>			Property type	<b>Apartment</b>
Floor Number	<b>12</b>	Pool	<b>Common, Yes</b>	Condition	<b>Under Construction</b>
Total Number of Floors	<b>17</b>			Construction Year	<b>2026</b>
Energy Efficiency	<b>A</b>			Bathrooms	<b>3</b>
Air Conditioning	<b>All rooms, Yes</b>				

Amenities	Location
• Elevator	<b>Location:</b> Agios Tychonas - Tourist Area <b>Region:</b> Limassol Coordinates: <b>34.6954975 / 33.053437</b>

## Price: €4 621 000 + VAT

VAT for this property is **€485,111** or **€877,990**. 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>€18 709.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€4 400 700 on Sep 21, 2023

€4 620 700 on Dec 14, 2023

€4 621 000 on May 7, 2025







