

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

In this 4 bedroom duplex you can enjoy the best of both worlds — a peaceful escape where nature's sounds fill the morning air, yet just a stone's throw away from the vibrant city life. X

Discover a brand new serene gated community in Limassol, designed for those who appreciate tranquility, close proximity to urban amenities, and stunning sea views

A-Classenergy efficiency

Prime location

In Limassol's top area, the prestigious Agios Tychonas, just 5 minutes driving to the beach

Residency benefits

Buyers can get permanent residence immigration status in Cyprus

Gated community

Ensures privacy and security for all residents

Se...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>181</b> |
| Covered Veranda        | <b>25</b>  |
| Total Number of Floors | <b>2</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

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

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>234019</b>             |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>4</b>                  |

### Amenities

### Location

**Location:** Agios Tychonas

Coordinates: **34.731409023843 / 33.145792896336**

Region: **Limassol**

## Price: €650 000 + VAT

VAT for this property is **€48,086** or **€123,500**. 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>€3 591.00/m<sup>2</sup></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

€650 000 on Jan 8, 2025

