

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

Three-Bedroom Apartment – Refined Coastal Luxury

The three-bedroom apartment represents the pinnacle of modern seaside living, combining space, elegance, and contemporary comfort in one of Limassol’s most exclusive areas — Agios Tychonas. Just 150 meters from the beach, this residence captures the essence of luxury in a peaceful yet central coastal setting.

The apartment features a generous open-plan design with expansive living and dining areas that connect seamlessly to a wide covered veranda. Panoramic windows fill the interiors with natural light, while premium finishes, underfloor heating, and electric shutters in the bedrooms enhance everyday comfort.

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| Property Info          |                         | Plot / Area Info                     |              | Additional info   |                    |
|------------------------|-------------------------|--------------------------------------|--------------|-------------------|--------------------|
| Covered Area           | 159                     |                                      |              | Reference Number  | 1563               |
| Covered Veranda        | 25                      |                                      |              | Property type     | Apartment          |
| Uncovered Veranda      | 32                      | Pool                                 | Common, Yes  | Condition         | Under Construction |
| Floor Number           | 4                       | Parking                              | Covered, Yes | Construction Year | 2025               |
| Total Number of Floors | 7                       |                                      |              | View              | Sea view           |
| Energy Efficiency      | A                       |                                      |              |                   |                    |
| Heating                | Underfloor Heating, Yes |                                      |              |                   |                    |
| Amenities              |                         | Location                             |              |                   |                    |
| • Parking              |                         | Location: Agios Tychonas             |              | Region: Limassol  |                    |
|                        |                         | Coordinates: 34.7061281 / 33.1139251 |              |                   |                    |

## Price: €1 050 000 + VAT

VAT for this property is **€60,821** or **€199,500**. 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>€6 604.00/m²</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

€1 250 000 on Sep 23, 2023  
 €980 000 on Jun 21, 2024  
 €1 050 000 on Feb 15, 2025





