

### 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				
Covered Veranda	25			Reference Number	1563
Uncovered Veranda	32	Pool	Common, Yes	Property type	Apartment
Floor Number	4	Parking	Covered, Yes	Condition	Under Construction
Total Number of Floors	7			Construction Year	2026
Energy Efficiency	A			View	Sea view
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

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## Price change history

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





