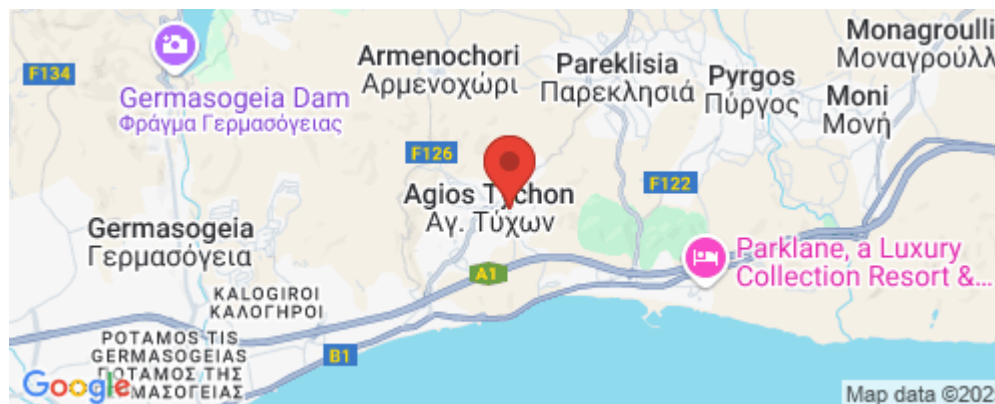


## 2 Bedroom Apartment for Sale in Agios Tychonas, Limassol District

Two Bedroom Apartment For Sale in Ayios Tychonas, Limassol - Title Deeds (New Build Process) The apartment residences are ideally located just steps from the beautiful azure coastline of Limassol, take island-living to a whole new level. Surrounded by five-star luxury hotels, designer boutiques, first-rate restaurants and cafes, and a world-class super yacht marina just a stone's throw away, residents can take advantage of all that Limassol has to offer. From the sandy, Blue Flag beaches to the bustling city life for which Limassol is famous, there is no better place to truly realise your Mediterranean dream. Each exquisitely designed and expertly crafted residence...



### Property Info

### Plot / Area Info

Covered Area **81**

### Additional info

Reference Number **hon001n2\***  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

### Location

**Location:** Agios Tychonas      Region: **Limassol**  
 Coordinates: **34.725 / 33.1417**

## Price: €1 610 000 + VAT

VAT for this property is **€80,500** or **€305,900**. 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>€19 877.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

Registration number	<b>845</b>	Email	<b>info@cyprusemerald.com</b>
License number	<b>329/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35723080080</b>			

## Price change history

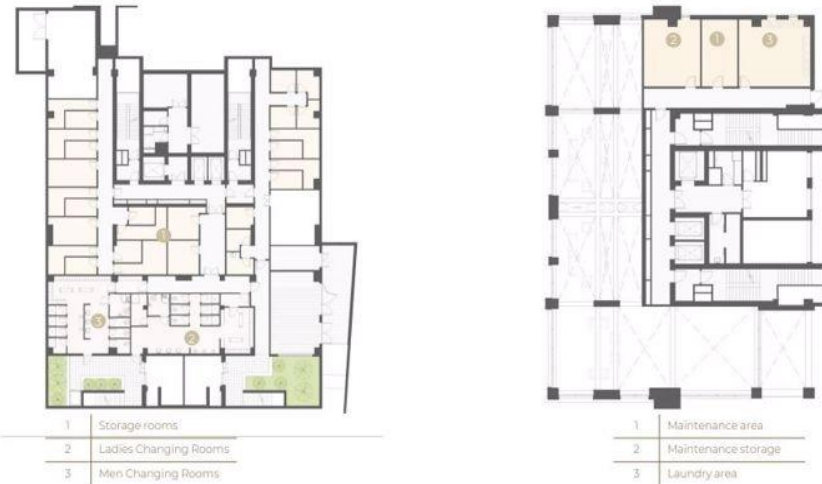
€1 610 000 on Jan 21, 2025







## GROUND FLOOR



- |   |                 |   |                  |   |                      |    |                      |    |                  |
|---|-----------------|---|------------------|---|----------------------|----|----------------------|----|------------------|
| 1 | Pool deck       | 3 | Main Entrance    | 6 | Private Cigar Club   | 9  | Management Office    | 12 | Storages         |
| 2 | Swimming pool   | 4 | Reception        | 7 | Private Cigar Lounge | 10 | Kitchen Area         | 13 | Parking entrance |
| 3 | Children's pool | 5 | Residents Lounge | 8 | Business Centre      | 11 | Covered Parking Area | 14 | Parking exit     |

### BASEMENT

### MEZZANINE

### TYPE C1: 2-BDR APARTMENT

APARTMENT	1404
Bedrooms	2
Bathrooms	2
Net Area	88 m <sup>2</sup>
Covered veranda	38 m <sup>2</sup>
Core Area	22 m <sup>2</sup>
No. of verandas	1
Total covered	147 m <sup>2</sup>



### TYPE C2: 2-BDR APARTMENT

APARTMENT	1405
Bedrooms	2
Bathrooms	2
Net Area	88 m <sup>2</sup>
Covered veranda	9 m <sup>2</sup>
Core Area	22 m <sup>2</sup>
No. of verandas	1
Total covered	118 m <sup>2</sup>

### TYPE D: 2-BDR APARTMENT

APARTMENT	1103
Bedrooms	2
Bathrooms	3
Net Area	143 m <sup>2</sup>
Covered veranda	36 m <sup>2</sup>
Core Area	36 m <sup>2</sup>
No. of verandas	1
Total covered	214 m <sup>2</sup>



### TYPE E: 2-BDR APARTMENT

APARTMENT	1104
Bedrooms	2
Bathrooms	3
Net Area	151 m <sup>2</sup>
Covered veranda	38 m <sup>2</sup>
Core Area	35 m <sup>2</sup>
No. of verandas	1
Total covered	224 m <sup>2</sup>