

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

This stunning and spacious three-bedroom apartment is located just a minute away from the sea. With a huge veranda overlooking the beautiful scenery, you'll have plenty of space to sit back and relax. You can also use the 2 swimming pools. This apartment is situated in a great safe and secure area, with security measures in place to give you peace of mind. Apartments go with two parking places, one covered and one uncovered.

#### Main Specifications:

- Distance To The Sea - 200 M
- Fully furnished
- Underfloor heating
- Sea view
- 2 Pools
- BBQ area

#### Property Info

- Covered Area **350**
- Covered Veranda **190**
- Energy Efficiency **B**
- Air Conditioning **All rooms, Yes**

#### Plot / Area Info

- Pool **Common, Yes**

#### Additional info

- Reference Number **235237**
- Property type **Apartment**
- Condition **Pre-Owned**
- Construction Year **2001-2010**
- Bathrooms **3**
- View **Sea view**

#### Amenities

#### Location

**Location:** Agios Tychonas Region: **Limassol**

**Price: €2 100 000 + VAT**

VAT for this property is **€273,000** or **€399,000**. 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>~€80 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 000.00/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>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
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**Price change history**

€2 100 000 on Feb 21, 2025











