

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

- Internal area 88 m2
- Two bedroom
- Veranda 10 m2
- Shower with WC
- 3rd floor
- Agios Tychonas
- Rented for 2.000 euro
- Current Yield 6%
- Title deeds available



### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>88</b>                   |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>11203</b>     |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>1</b>         |
| View             | <b>Sea view</b>  |

### Amenities

- Balcony

### Location

**Location:** Agios Tychonas  
**Coordinates:** **34.708318783334 / 33.125332148915**

Region: **Limassol**

## Price: €400 000 + VAT

VAT for this property is **€20,000** or **€76,000**. 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>~€12 600.00</b>  | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€4 545.00/m²</b> |                 |             |

## Representative: Kadis Estates

|                     |             |            |                          |
|---------------------|-------------|------------|--------------------------|
| Registration number | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number      | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: +35722344842 |             |            |                          |

## Price change history

€400 000 on Apr 5, 2025



