

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

This residential complex is located in Agios Tychonas, 150 meters from the sea, near Poseidonia Hotel tourist area of Limassol.



It has 2 and 3-bedrooms luxury spacious apartments.

### Features:

- private underground parking
- underfloor heating
- electric shutters in beds
- close to all amenities
- gated secured entrance
- communal swimming pool
- gym area
- children's playground
- store rooms

| Property Info          | Plot / Area Info               | Additional info |                  |                           |
|------------------------|--------------------------------|-----------------|------------------|---------------------------|
| Covered Area           | <b>120</b>                     |                 |                  |                           |
| Covered Veranda        | <b>25</b>                      |                 | Reference Number | <b>2977</b>               |
| Floor Number           | <b>1</b>                       | Pool            | Property type    | <b>Apartment</b>          |
| Total Number of Floors | <b>7</b>                       | Parking         | Condition        | <b>Under Construction</b> |
| Energy Efficiency      | <b>A</b>                       |                 | Bathrooms        | <b>2</b>                  |
| Heating                | <b>Underfloor Heating, Yes</b> |                 |                  |                           |

| Amenities | Location   | Region: Limassol |
|-----------|--|------------------|
| • Parking | <b>Location:</b> Agios Tychonas<br>Coordinates: <b>34.708020319681 / 33.113275766373</b> |                  |

## Price: €670 000 + VAT

VAT for this property is **€33,500** or **€127,300**. 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<br>Price per SQM | <b>None</b><br><b>€5 583.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€615 000 on Apr 8, 2025

€670 000 on May 20, 2025







