

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

The club-type project consisting of 23 apartments and 2 penthouses is located in the most popular area of Limassol – Agios Tychonas. This is a new  modern complex designed for living off the coast, combines all the conditions for a Mediterranean lifestyle in an urban environment.

The planning solutions include single, double and three-bedroom apartments, as well as 2 penthouses. All apartments are rented in a fine finish made of premium materials.

| Property Info          |                                | Plot / Area Info |                     | Additional info  |                           |
|------------------------|--------------------------------|------------------|---------------------|------------------|---------------------------|
| Covered Area           | <b>68</b>                      |                  |                     |                  |                           |
| Covered Veranda        | <b>13</b>                      |                  |                     | Reference Number | <b>3131</b>               |
| Floor Number           | <b>3</b>                       | Pool             | <b>Common, Yes</b>  | Property type    | <b>Apartment</b>          |
| Total Number of Floors | <b>5</b>                       | Parking          | <b>Covered, Yes</b> | Condition        | <b>Under Construction</b> |
| Heating                | <b>Underfloor Heating, Yes</b> |                  |                     | Bathrooms        | <b>1</b>                  |
| Air Conditioning       | <b>All rooms, Yes</b>          |                  |                     |                  |                           |

| Amilities | Location   | Region          |
|-----------|--|-----------------|
| • Parking | <b>Location:</b> Agios Tychonas<br>Coordinates: <b>34.7068572 / 33.1150527</b> | <b>Limassol</b> |

## Price: €492 800 + VAT

VAT for this property is **€24,640** or **€93,632**. 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>€7 247.00/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

€492 000 on Apr 8, 2025

€492 800 on Aug 14, 2025





3rd floor