

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

Furnished and equipped 49 m<sup>2</sup> apartment + 4 m<sup>2</sup> balcony, with natural light in every room. Private covered parking (15 m<sup>2</sup>) Elevator access. Located in a quiet tourist area. Walking distance to bus stops lines 30 and 25. Nearby supermarkets. Walking distance to the sandy Beach  
Features: 2 air-conditioning units (still under warranty) 1 water filtration system. Ready for immediate move-in or Perfect for investment if you wish a buy to lease.

Only by phone and SMS, No WhatsApp Please.



### Property Info

Covered Area	<b>65</b>
Covered Veranda	<b>4</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>In Progress</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>+35799311463</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>1990 and older</b>
Bathrooms	<b>1</b>

### Amenities

- Air Conditioning
- Balcony
- Elevator
- Garden
- Parking

### Location

**Location:** Agios Tychonas - Tourist Area Region: **Limassol**  
Coordinates: **34.70943 / 33.12394**

Price: €185 000 + VAT

VAT for this property is €9,250 or €35,150. 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	Excluded	Title transfer fee	~€4 000.00	Common expenses	None
Title deed	Has Title	Price per SQM	€2 846.00/m²		

Price change history

€185 000 on May 20, 2025





