


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

A brand new serene gated community in Limassol, designed for those who appreciate tranquility, close proximity to urban amenities, and stunning sea views 

Here, you can enjoy the best of both worlds — a peaceful escape where nature's sounds fill the morning air, yet just a stone's throw away from the vibrant city life

General features:

– Prime location

In Limassol's top area, the prestigious Agios Tychonas, just 5 minutes driving to the beach

– Gated community

Ensures privacy and security for all residents

– Quiet surroundings

Free from city and highway noise, a tranquil retreat where birdsong greets the morning...

### Property Info

Covered Area	<b>114</b>
Covered Veranda	<b>12</b>
Uncovered Veranda	<b>79</b>
Floor Number	<b>-1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>6389</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

### Location



- Roof Garden

**Location:** Agios Tychonas

Region: **Limassol**

Coordinates: **34.73132334066 / 33.145644601841**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €470 000 + VAT

VAT for this property is **€23,500** or **€89,300**. 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	<b>~€15 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 123.00/m<sup>2</sup></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>			

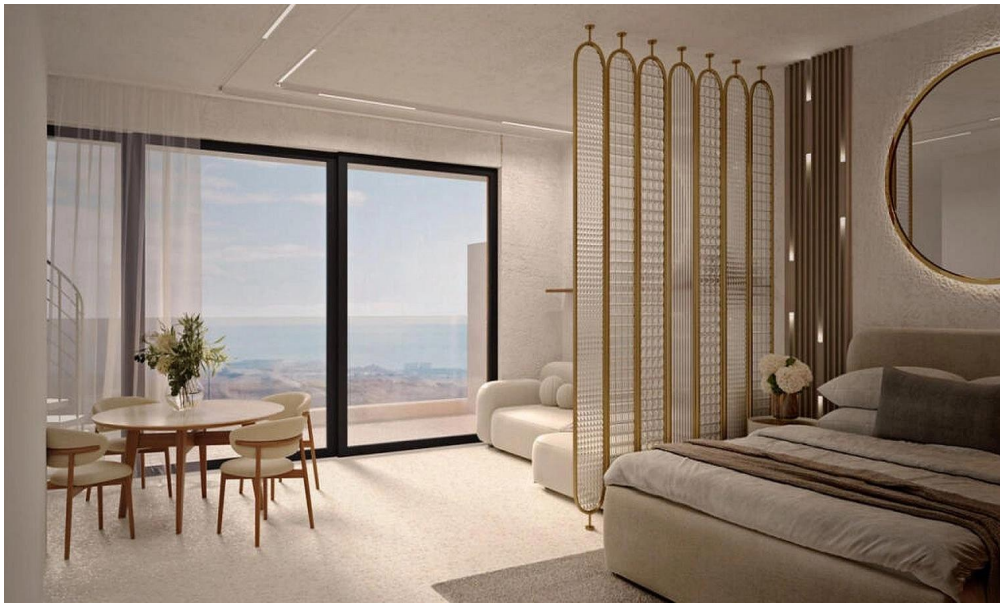
## Price change history

€470 000 on May 29, 2025

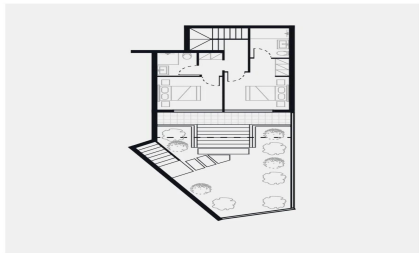






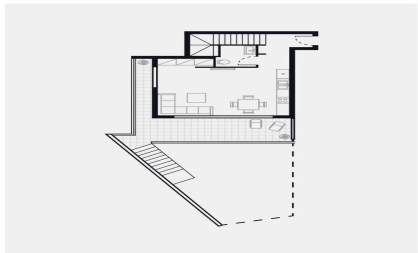


Flat 1



Level 1

Type	Duplex, 2bd
Total covered area	114
Covered veranda area	12



Level 2

Internal area	98
Store room	4
Uncovered garden/veranda	79

TOTAL AREA: 220 M<sup>2</sup>