


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

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	6389
Property type	Apartment
Bathrooms	2
View	Sea view

Amenities

Location



• Roof Garden

Location: Agios Tychonas

Region: **Limassol**

Coordinates: **34.73132334066 / 33.145644601841**

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	Excluded	Title transfer fee	~€15 400.00	Common expenses	None
		Price per SQM	€4 123.00/m²		

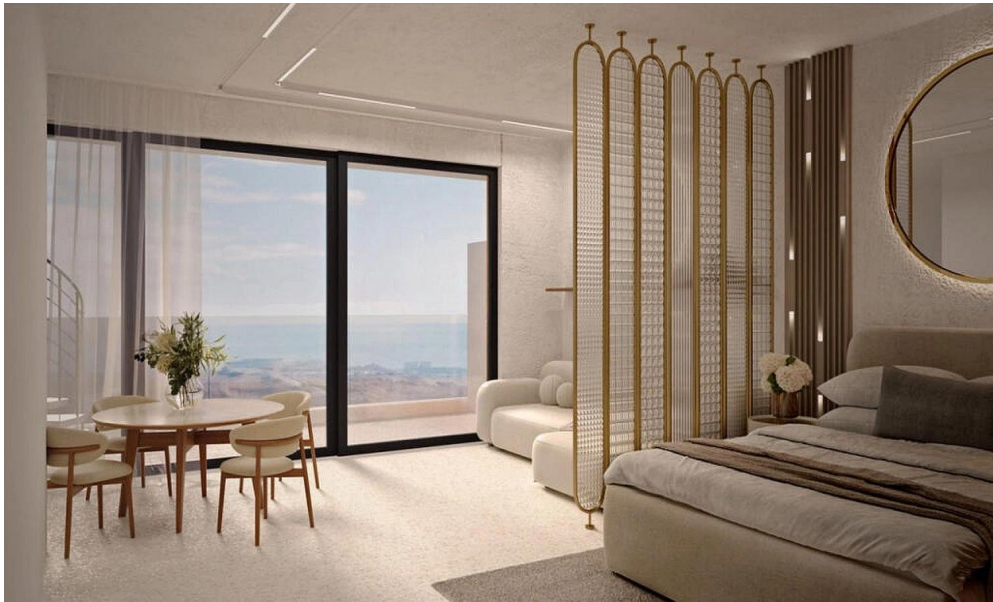
Representative: RealDeal Estates

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

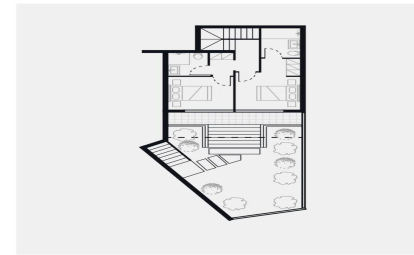
Price change history

€470 000 on May 29, 2025

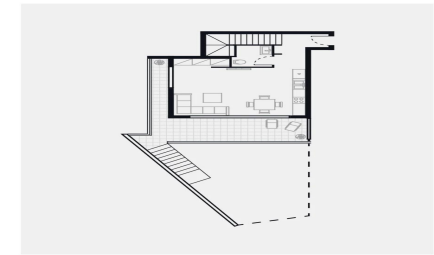




Flat 1



Level 1



Level 2

Type	Duplex, 2bd	Internal area	98
Total covered area	114	Store room	4
Covered veranda area	12	Uncovered garden/veranda	79

TOTAL AREA: 220 M²