

2 Bedroom Apartment for Sale in Agios Tychonas, Limassol District

Asking Price: €795,000 (No VAT) | Title Deed Available



Location: Agios Tychonas – Amathus Tourist Area | Just 300m from the Beachfront

Key Features:

- 2 bedrooms
- 2 W/C
- Internal area: 89 m²
- Covered veranda: 26 m²
- Located on the 2nd floor
- Master bedroom with en-suite
- Underfloor heating & VRV air-conditioning system
- Fully furnished with high-quality furniture
- Italian kitchen, fully equipped with top appliances
- Parquet flooring in all areas
- Marble flooring and walls in the bathrooms
- High ceilings (3.15 m)
- Covered parking space & private s...

Property Info

Covered Area	89
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Amenities

Location

Plot / Area Info

Pool	Yes
Parking	Covered, Yes

Additional info	
Reference Number	12181
Property type	Apartment
Condition	Pre-Owned
Bathrooms	2
View	Sea view



- Gym

**Location:** Agios Tychonas

Region: **Limassol**

Coordinates: **34.711919992999 / 33.131514666173**

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

**Price: €795 000 + VAT**

VAT for this property is **€39,750** or **€151,050**. 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>~€28 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 933.00/m<sup>2</sup></b>		

**Representative: Kadis Estates**

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**Price change history**

€795 000 on May 30, 2025













