

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

A unique 104m<sup>2</sup> property just steps from the Mediterranean, featuring 6-meter ceilings, floor-to-ceiling French windows, and an open-plan living area that leads to a 50m<sup>2</sup> terrace with a private garden and Jacuzzi. Enjoy 2 cozy bedrooms with side sea views. 

Additional features include a 10m<sup>2</sup> storage room and dedicated parking.

Amenities:

- Tennis Court
- Outdoor Pool.

Prime Location: 30m from the sea, with Sigma Bakery, Metro Supermarket, Gourmet Delicatessen, and La Isla Café nearby.

Price: €600,000. Don't miss this rare opportunity—book a viewing today!

### Property Info

Covered Area	<b>104</b>
Total Number of Floors	<b>6</b>
Furnishing	<b>Furnished</b>
Floor Type	<b>Marble</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>3236</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

**Location:** Agios Tychonas  
**Coordinates:** **34.706657650349 / 33.119927713463**

Region: **Limassol**

## Price: €600 000 + VAT

VAT for this property is **€30,000** or **€114,000**. 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>~€20 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€5 769.00/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

€600 000 on Jun 4, 2025



