

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

Penthouse 201 Lilia is a 3-bedroom unit located on the 2nd floor. It offers 245.2 m<sup>2</sup> of internal area.



This project comprises four buildings nestled atop the western side of the Santa Barbara Hill, a quiet hillside on the eastern side of Limassol.

Its prime location on an elevated plane in one of Limassol's most exclusive areas, surrounded by the spectacular views of the sparkling Mediterranean Sea and the rolling green hills of Amathounta, embodies the epitome of luxury island living.

Each apartment is designed and positioned in such a way as to allow unobstructed views of the surrounding large open spaces, which feature a wealth of greenery and the ancient ruins...

### Property Info

Covered Area	<b>279</b>
Covered Veranda	<b>34</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</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>6609</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

### Amenities

- Roof Garden

### Location

**Location:** Agios Tychonas  
**Coordinates:** **34.71541538601 / 33.147371996288**

Region: **Limassol**

## Price: €3 231 000 + VAT

VAT for this property is **€370,696** or **€613,890**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€11 581.00/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>
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## Price change history

€3 612 000 on Jun 5, 2025  
 €3 231 000 on Jun 17, 2025









Site Plan

1. Swimming Pool
2. Private Road
3. CHALK Apartments
4. CHALK & LILIA Underground Parking Entrance
5. ANTHEOS Apartments
6. ANTHEOS Underground Parking Entrance
7. LILIA Apartments
8. LILIA Underground Parking Entrance
9. LILIA Apartments
10. Guest Parking
11. Bridge
12. Access Road
13. Entrance

Lilia  
*Apt 201*



Lilia  
*Roof Garden*



Lilia  
*Storages*