


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

Apartment 101 Anthemis is a 2-bedroom unit located on the 1st floor with additional space on the lower ground floor. It offers 141.8 m<sup>2</sup> of internal area and 61.2 m<sup>2</sup> of utility space. 

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 surrou...

### Property Info

Covered Area	<b>272</b>
Covered Veranda	<b>69</b>
Floor Number	<b>1</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>6610</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

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

Region: **Limassol**

## Price: €1 111 000 + VAT

VAT for this property is **€125,314** or **€211,090**. 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>€4 085.00/m²</b>		

## Representative: RealDeal Estates

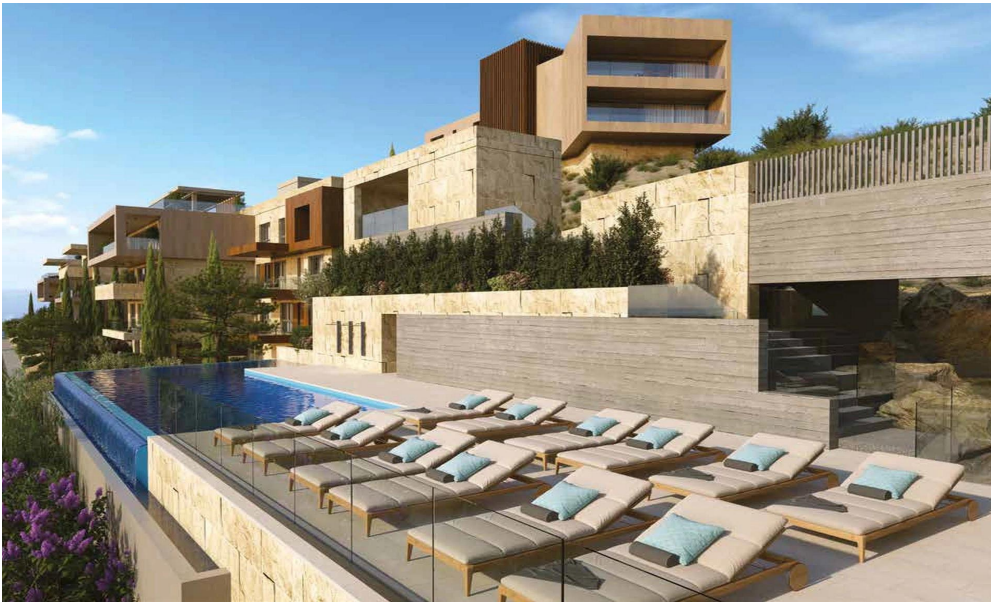
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€1 242 000 on Jun 5, 2025  
 €1 111 000 on Jun 17, 2025







Site Plan

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

Anthemis  
*1<sup>st</sup> Floor*

