

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

For sale is a modern, key-ready apartment situated on the top floor of a three-story building with elevator access. Offering a spacious 125 m<sup>2</sup> of internal living space, this home includes two comfortable bedrooms and one well-appointed bathroom. Built in 2025 to the highest standards, it features energy efficiency class A, a central AC system, and underfloor heating for year-round comfort. 

The apartment is located in the highly sought-after Agios Tychonas Tourist Area, known for its vibrant atmosphere, beautiful beaches, and a variety of restaurants, cafes, and shops. This neighborhood is ideal for those who enjoy both a relaxed seaside lifestyle and easy access to local amenities...

### Property Info

Covered Area	<b>125</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SR19584</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>

### Amenities

- Elevator

### Location

**Location:** Agios Tychonas - Tourist Area  
**Coordinates:** **34.715059836715 / 33.150332394418**

Region: **Limassol**

## Price: €916 000 + VAT

VAT for this property is **€45,800** or **€174,040**. 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>€7 328.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
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## Price change history

€1 024 000 on Oct 11, 2023

€916 000 on Oct 10, 2025

