

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

- 2 bedrooms
- 2 W/C
- Internal area: 136m<sup>2</sup>
- Covered veranda: 28 m<sup>2</sup>
- Located on the 4nd 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
- Marble flooring and walls in the bathrooms
- High ceilings (3.15 m)
- Covered parking space & private storage room



### Complex & Location Highlights:

- Frontline beachfront position with unobstructed sea view
- Panoramic sea and Mountain View's
- Surrounded by 5-star hotels, fine d...

| Property Info    | Plot / Area Info            | Additional info  |
|------------------|-----------------------------|------------------|
| Covered Area     | <b>136</b>                  | Reference Number |
| Heating          | <b>Central Heating, Yes</b> | Property type    |
| Air Conditioning | <b>All rooms, Yes</b>       | Condition        |
|                  | Pool                        | Bathrooms        |
|                  | Parking                     |                  |
|                  | <b>Yes</b>                  |                  |
|                  | <b>Covered, Yes</b>         |                  |

| Amenities | Location  | Region          |
|-----------|---|-----------------|
| • Gym     | <b>Location:</b> Agios Tychonas<br><b>Coordinates:</b> 34.712514649789 / 33.14597464175 | <b>Limassol</b> |

## Price: €2 350 000 + VAT

VAT for this property is **€117,500** or **€446,500**. 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<br>Price per SQM | <b>~€90 600.00</b><br><b>€17 279.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€2 900 000 on Jul 15, 2025

€2 350 000 on Sep 24, 2025











