


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

Located in the popular tourist area of Agios Tychonas, just across the road from the sea, this apartment offers both comfort and convenience. The complex consists of several blocks and is surrounded by all essential amenities, including a 24-hour Sigma bakery, Metro and Lidl supermarkets, pharmacies, restaurants, bars, the Ritz Carlton hotel, and a cinema. Easy access to the highway and a nearby bus stop make it an ideal location for permanent living or investment. 

Apartment details:

- 2nd floor
- 2 bedrooms with built-in wardrobes
- Open-plan kitchen
- Living room with access to the veranda
- Bathroom + guest toilet

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### Property Info

Covered Area	<b>90</b>
Covered Veranda	<b>10</b>
Floor Number	<b>2</b>
Furnishing	<b>Furnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>9035</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Elevator

### Location

**Location:** Agios Tychonas  
 Coordinates: **34.70350887225 / 33.107793335852**

Region: **Limassol**

## Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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	<b>~€10 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 889.00/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

€350 000 on Sep 20, 2025





