

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

This exclusive apartment occupies the entire 12th floor of a modern 17-floor complex just across from the sea. It offers panoramic views of the sea and mountains, with access to a lobby with concierge service, a spa, fitness facilities, swimming pools, sauna, and hammam. 

#### Apartment Highlights:

- 3 en-suite bedrooms with built-in wardrobes
- Study/cabinet, spacious living hall, and fully equipped kitchen
- Laundry, sauna with bathroom, guest WC
- Large veranda, 328 sq.m., 2 underground parking spaces, storage

#### Luxury Features:

- VRV air-conditioning & underfloor heating
- High-quality marble/parquet flo...

#### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>328</b>                     |
| Floor Number           | <b>12</b>                      |
| Total Number of Floors | <b>17</b>                      |
| Furnishing             | <b>Furnished</b>               |
| Energy Efficiency      | <b>A</b>                       |
| Heating                | <b>Underfloor Heating, Yes</b> |
| Air Conditioning       | <b>All rooms, Yes</b>          |

#### Plot / Area Info

Pool **Common, Yes**

#### Additional info

Reference Number **9039**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 View **Mountains view**

#### Amenities

- Elevator

#### Location

**Location:** Agios Tychonas Region: **Limassol**  
 Coordinates: **34.703279544787 / 33.107932787191**

## Price: €3 500 000 + VAT

VAT for this property is **€440,915** or **€665,000**. 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>~€136 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€10 671.00/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> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€3 500 000 on Sep 20, 2025







