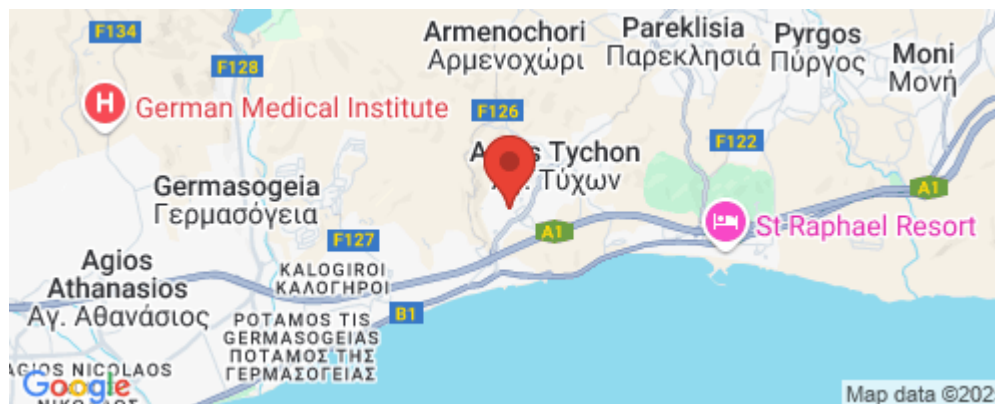


## 2 Bedroom Apartment for Sale in Agios Tychonas, Limassol District

Reference ID: #SA31472 Price details: €760,000 +VAT This Apartment Block is located in Agios Tychonas area, one of the most prestigious and sought-after areas in Limassol district. On the outside of the retreat, lies an exceptional location situated in one of the most well-known and elite areas in Limassol. Unrivalled proximity to the city centre as well as immediate access to all modern first class infrastructures and facilities. This is a stunning serene suburban development located in the most beautiful parts of the island with unobstructed views of sparkling blue waters and endless sky. Characterised by architectural splendor and modern design combined with simplicity and elegance seamless...



### Property Info

|                   |                                |
|-------------------|--------------------------------|
| Covered Area      | <b>118</b>                     |
| Covered Veranda   | <b>25</b>                      |
| Uncovered Veranda | <b>60.16</b>                   |
| Floor Number      | <b>3</b>                       |
| Furnishing        | <b>Unfurnished</b>             |
| Energy Efficiency | <b>N/A</b>                     |
| Heating           | <b>Underfloor Heating, Yes</b> |
| Air Conditioning  | <b>No</b>                      |

### Plot / Area Info

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

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>SA31472</b>            |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2027</b>               |
| Bathrooms         | <b>2</b>                  |

### Amenities

- Storage room

### Location

**Location:** Agios Tychonas  
Coordinates: **34.719012265499 / 33.130146902647**

Region: **Limassol**

## Price: €760 000 + VAT

VAT for this property is **€38,000** or **€144,400**. 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>€6 441.00/m²</b> |                 |             |

## Representative: Smart Assets

|                     |              |            |                                |
|---------------------|--------------|------------|--------------------------------|
| Registration number | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number      | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€740 000 on Oct 19, 2023  
 €760 000 on Oct 20, 2023

