

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

This modern two-bedroom apartment is located in a well-established residential complex, offering the perfect blend of functionality, comfort, and convenience. The open-plan layout includes a bright living and dining area, a fully equipped kitchen with contemporary appliances, and two well-proportioned bedrooms—ideal for both everyday living and extended stays.

A standout feature of the complex is its beautifully maintained courtyard with a communal swimming pool, providing a welcoming space to relax, cool off, or enjoy time with family and friends. Younger residents will appreciate the on-site playground designed for fun and safe play.

The complex is gated and monitored by a...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>113</b>                     |
| Covered Veranda        | <b>24</b>                      |
| Floor Number           | <b>2</b>                       |
| Total Number of Floors | <b>5</b>                       |
| Furnishing             | <b>Furnished</b>               |
| Heating                | <b>Underfloor Heating, Yes</b> |
| Air Conditioning       | <b>All rooms, Yes</b>          |

### Plot / Area Info

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

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>12816</b>     |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2023</b>      |
| Bathrooms         | <b>2</b>         |

### Amenities

- Parking

### Location

**Location:** Agios Tychonas      Region: **Limassol**  
**Coordinates:** **34.71197 / 33.131244**

## Price: €795 000 + VAT

VAT for this property is **€39,750** or **€151,050**. 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>~€28 400.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 035.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
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## Price change history

€795 000 on Oct 8, 2025











