

# 1 Bedroom Apartment for Sale in Limassol District

Studio Apartment for Sale - Limassol, Agios Tychon Tourist Area

Modern studio apartment ideally located in the heart of the Agios Tychon tourist area, just a short walk from the beach, cafes, and shops. Fully furnished and equipped, featuring an open-plan layout with kitchenette, bathroom, and private balcony.

Perfect investment opportunity or holiday home in one of Limassol's most sought-after seaside locations.

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>38</b>             |
| Floor Number      | <b>1</b>              |
| Energy Efficiency | <b>B</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>240259</b>    |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

- Parking

### Location

Region: **Limassol**

**Price: €180 000 + VAT**

VAT for this property is **€9,000** or **€34,200**. 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>~€3 800.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 737.00/m<sup>2</sup></b> |                 |             |

**Representative: MySpace**

|  |              |            |   |
|--|--------------|------------|---|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                 |
| License number                           | <b>1047</b>  | Legal name | <b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b> |
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**Price change history**

€180 000 on Oct 28, 2025

