

## 2 Bedroom Apartment for Sale in Limassol District

Beautiful 2-bedroom apartment of 94 sq.m. located on the first floor of a small development on Amathountos Avenue in the Ayios Tychonas tourist area.

The apartment features one large balcony and two smaller ones with sea views, just 50 meters from the beach. It comes fully furnished and includes private parking.

Ideally situated close to all amenities with easy access to the highway, this property offers the perfect blend of comfort, convenience, and coastal living.

### Property Info

Covered Area	<b>94</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>240467</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

Region: **Limassol**

## Price: €650 000 + VAT

VAT for this property is **€32,500** or **€123,500**. 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 Price per SQM	<b>~€22 600.00</b> <b>€6 915.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	--	-----------------	-------------

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€650 000 on Nov 6, 2025



