

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

This elegant 2-bedroom apartment offers a perfect balance of comfort, style, and functionality. Featuring a contemporary open-plan design, it includes a bright living and dining area, a fully equipped modern kitchen, two spacious bedrooms, two stylish bathrooms, and a private balcony with captivating sea or city views. 

### Key Features:

- Premium finishes and floor-to-ceiling panoramic windows
- Underfloor heating and VRV air-conditioning system
- Private parking and storage area
- Access to e-car charging stations

### Resident Facilities:

- Indoor pool, sauna, steam room, and massage area
- Fully equipped gym, pilates studio, and outd...

### Property Info

Covered Area	<b>138</b>
Covered Veranda	<b>24</b>
Floor Number	<b>13</b>
Total Number of Floors	<b>27</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>9934</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2024</b>
Bathrooms	<b>2</b>
View	<b>City view</b>

### Amenities

- Parking

### Location

**Location:** Agios Tychonas  
**Coordinates:** **34.707160385299 / 33.117395705302**

Region: **Limassol**

## Price: €1 904 400 + VAT

VAT for this property is **€95,220** or **€361,836**. 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>~€72 776.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€13 800.00/m²</b>		

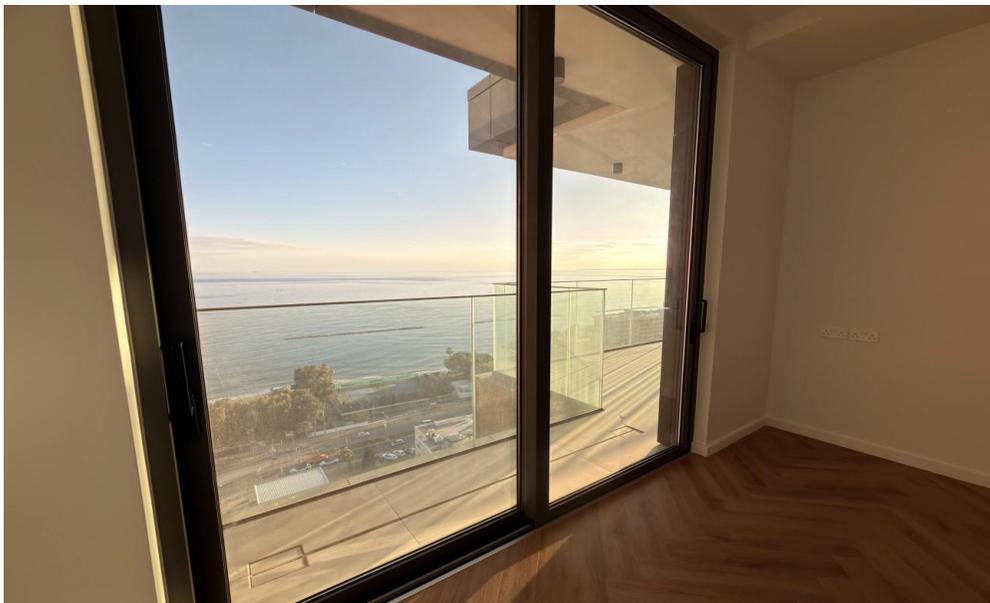
## Representative: RealDeal Estates

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

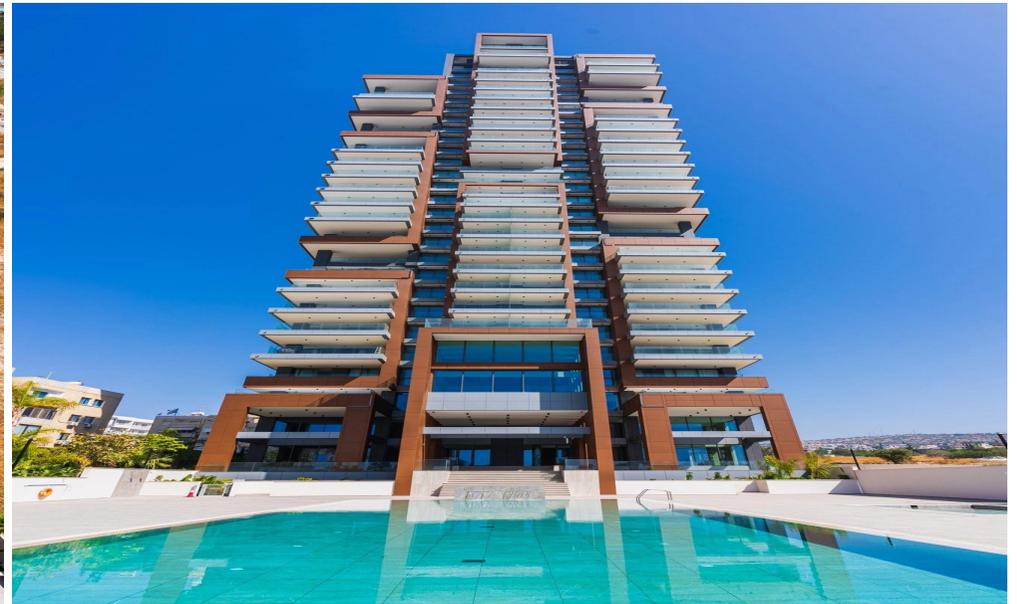
€1 904 400 on Nov 7, 2025











Apt. 1302

