


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

This 4-bedroom penthouse near Amathus Promenade in Limassol combines peaceful green surroundings with excellent access to the city center and major highways. Set beside a natural creek and fully protected from highway noise, the location offers a quiet, family-friendly environment just minutes from central Limassol. 

The apartment is thoughtfully designed with a bright open-plan living, dining, and kitchen area, enhanced by wide panoramic windows that bring in abundant natural light. Its first-floor position provides additional privacy while maintaining easy access to the building's amenities.

With high-quality finishes throughout, the apartment includes underfloor heating ...

### Property Info

Covered Area	<b>200</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>32455</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- BBQ zone

### Location

**Location:** Agios Tychonas      Region: **Limassol**  
**Coordinates:** **34.709846 / 33.127796**

## Price: €1 200 000 + VAT

VAT for this property is **€102,000** or **€228,000**. 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>€6 000.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€1 200 000 on Jan 15, 2026

