

2 Bedroom Apartment for Sale in Agios Tychonas, Limassol District

Located in the prestigious Agios Tychonas seafront area of Limassol, this spacious apartment is set within a private gated community just a short walk from a Blue Flag beach, opposite the Amara Hotel.

The fully maintained community offers landscaped gardens, an Olympic-size swimming pool, 24/7 security, and gated access, with restaurants, hotels, and everyday amenities within walking distance.

The apartment is fully furnished and finished to a high standard, featuring bright living and dining areas with wall-to-wall glass doors, a modern marble kitchen with island and quality appliances, two spacious bedrooms with built-in wardrobes, and two fully equipped bathrooms.

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Property Info

Covered Area	143
Covered Veranda	25
Uncovered Veranda	25
Floor Number	1
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Pool **Common, Yes**

Additional info

Reference Number	241843
Property type	Apartment
Condition	Pre-Owned
Bathrooms	2

Amenities

Location

Location: Agios Tychonas Region: **Limassol**

Price: €740 000 + VAT

VAT for this property is **€37,000** or **€140,600**. 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	Excluded	Title transfer fee	~€26 200.00	Common expenses	None
		Price per SQM	€5 175.00/m²		

Representative: MySpace

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Price change history

€840 000 on Jan 24, 2026
 €740 000 on Mar 11, 2026



