

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

Set within one of Limassol's most established and prestigious coastal districts, this boutique residential project offers a refined interpretation of modern Mediterranean living. Elevated above the city and the shoreline, it enjoys open sea views, natural light throughout the day, and a sense of privacy that is rarely found so close to the coast.

The development is intentionally limited in scale, bringing together a small collection of spacious three- and four-bedroom residences, each complemented by one or two private studios. These flexible spaces may serve as guest suites, private offices, creative rooms or independent living areas, adding a level of adaptability rarely seen in...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>166</b>				
Covered Veranda	<b>37</b>				
Uncovered Veranda	<b>58</b>				
Floor Number	<b>1</b>	Pool	<b>Common, Yes</b>	Reference Number	<b>16205</b>
Total Number of Floors	<b>3</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Furnishing	<b>Unfurnished</b>			Condition	<b>Under Construction</b>
Energy Efficiency	<b>A</b>			Bathrooms	<b>3</b>
Heating	<b>Underfloor Heating, Yes</b>				
Air Conditioning	<b>All rooms, Yes</b>				
Amenities		Location			
• Parking		<b>Location:</b> Agios Tychonas	Region: <b>Limassol</b>		
		Coordinates: <b>34.715806 / 33.149167</b>			

## Price: €1 900 000 + VAT

VAT for this property is **€120,639** or **€361,000**. 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 Price per SQM	<b>None</b> <b>€11 446.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>

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## Price change history

€1 900 000 on Jan 30, 2026



