

### 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

Covered Area	<b>166</b>
Covered Veranda	<b>37</b>
Uncovered Veranda	<b>58</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

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

#### Additional info

Reference Number	<b>16205</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

**Location:** Agios Tychonas      Region: **Limassol**  
**Coordinates:** **34.715806 / 33.149167**

## 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€11 446.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€1 900 000 on Jan 30, 2026



