


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

This modern 1-bedroom plus study apartment offers stylish, functional living with panoramic sea and city views. The study room adds flexibility for a home office or guest space, while large windows and an open layout create bright, airy interiors. 

### Key Features & Amenities:

- 1 bedroom + study
- Open-plan living and kitchen area
- Panoramic sea and city views
- Outdoor swimming pool, children’s pool, and jacuzzi
- Fitness centre, tennis courts, sauna, and massage room
- Residents’ lounge, co-working centre, and sky gardens
- 24/7 security and concierge services
- Storage room and EV charging provision

Loc...

### Property Info

Covered Area	<b>108</b>
Covered Veranda	<b>38</b>
Floor Number	<b>3</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>11773</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Construction Year	<b>2024</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

**Location:** Agios Tychonas      Region: **Limassol**  
**Coordinates:** **34.70719566 / 33.11738491**

## Price: €1 300 000 + VAT

VAT for this property is **€65,000** or **€247,000**. 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>€12 037.00/m<sup>2</sup></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

€1 300 000 on Feb 14, 2026

