


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

A spacious 2-bedroom apartment right across from the sea in Agios Tychonas, offering panoramic views, 5-star building amenities, and just a short walk to the beach and local shops. 

### Key Features:

- 2 Bedrooms
- 3 W/C
- Internal Area: 121 m<sup>2</sup>
- Covered Verandas: 36 m<sup>2</sup>
- Covered parking
- Storage room

### Facilities & Amenities:

- 24/7 reception and concierge
  - Fully equipped gym and fitness center
  - Sauna, wellness and relaxation areas
  - Steam room and massage rooms
  - Pilates studio
  - Residents' lounge
  - Cigar room
  - Controlled access and security system
- ?...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **121** Pool **Yes**  
Air Conditioning **All rooms, Yes** Parking **Covered, Yes**

Reference Number **17033**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **3**  
View **Sea view**

## Amenities

- Gym

## Location

**Location:** Agios Tychonas Region: **Limassol**  
Coordinates: **34.707065 / 33.117324**

## Price: €2 276 500 + VAT

VAT for this property is **€113,825** or **€432,535**. 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>~€87 660.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€18 814.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€2 276 500 on Feb 21, 2026

