

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

A spacious 4-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:

- 4 Bedrooms
- 4 W/C
- Internal Area: 148 m<sup>2</sup>
- Covered Verandas: 47 m<sup>2</sup>
- 2 covered parking spaces
- 2 storage rooms
- Resale (VAT Not Applicable)

### 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

...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **148** Pool **Yes**  
Air Conditioning **All rooms, Yes** Parking **Covered, Yes**

Reference Number **17133**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **4**  
View **Sea view**

## Amenities

- Gym

## Location

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

## Price: €2 895 750 + VAT

VAT for this property is **€144,788** or **€550,193**. 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>~€112 430.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€19 566.00/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

€2 895 750 on Feb 25, 2026









