


## 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: 114 m<sup>2</sup>
- Covered Verandas: 24 m<sup>2</sup>
- Covered parking
- Storage room
- 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
- Control...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **114** Pool **Yes**  
Air Conditioning **All rooms, Yes** Parking **Covered, Yes**

Reference Number **17138**  
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: €1 904 400 + VAT

VAT for this property is **€95,220** or **€361,836**. 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>~€72 776.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€16 705.00/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

€1 904 400 on Feb 25, 2026

