

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

Located within one of Limassol’s most established and prestigious coastal districts, this elegant three-bedroom residence on the second floor offers a refined interpretation of modern Mediterranean living. Elevated above the surrounding neighborhood, the apartment enjoys open sea views, abundant natural light throughout the day, and a sense of privacy rarely found so close to the coastline. The interior layout is thoughtfully designed to combine spaciousness with functionality. The main living areas are bright and well-proportioned, flowing naturally toward a generous veranda that frames open views and creates a seamless connection between indoor and outdoor living. A distin...

#### Property Info

Covered Area	<b>248</b>
Covered Veranda	<b>57</b>
Uncovered Veranda	<b>12</b>
Floor Number	<b>2</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 **Common, Yes**

#### Additional info

Reference Number	<b>16642</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

#### Amenities

#### Location

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

## Price: €2 700 000 + VAT

VAT for this property is **€284,371** or **€513,000**. 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>€10 887.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone:	<b>+35726080180, +35797612926</b>		

## Price change history

€2 700 000 on Mar 7, 2026



