



Reference 12876

## Luxury Seafront Apartment in Agios Tychonas Area

**€2,350,000** +VAT

Agios Tychonas, Limassol

2 Bedrooms | 2 Bathrooms | 136 m<sup>2</sup> Covered

### Description

- 2 bedrooms
- 2 W/C
- Internal area: 136m<sup>2</sup>
- Covered veranda: 28 m<sup>2</sup>
- Located on the 4nd floor
- Master bedroom with en-suite
- Underfloor heating & VRV air-conditioning system
- Fully furnished with high-quality furniture
- Italian kitchen, fully equipped with top appliances
- Marble flooring and walls in the bathrooms
- High ceilings (3.15 m)
- Covered parking space & private storage room

Location: Agios Tychonas – Amathus Tourist Area | Beachfront

### Complex & Location Highlights:

- Just 100 meters from the beach
- Panoramic sea and Mountain View's

Covered veranda	28 m <sup>2</sup>
Parking spaces	1
Energy efficiency rating	A+
Year of construction	2022
Status	Resale



- Surrounded by 5-star hotels, fine dining and luxury shops
- Prestigious gated complex with communal swimming pool, sauna, gym and kids' playground
- 24/7 security and gated entrance
- Underground parking

Thoughtful architecture, innovative design, combined in the project, as well as a high level of service create the best conditions for a qualitatively new level of life.

Don't miss this property! Call us for viewings!



## Facilities

- ✓ Aircondition · Central system
  - ✓ Heating · Central
  - ✓ Parking · Covered
  - ✓ Pool · Communal
  - ✓ Indoor pool · Communal
  - ✓ Elevator
  - ✓ Gym
  - ✓ Sauna
  - ✓ Storage
  - ✓ Gated complex
  - ✓ Outdoor shower
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## Features

- ✓ Veranda, large
  - ✓ Roller blinds
  - ✓ Quiet area
  - ✓ Granite countertops
  - ✓ Semi-solid parquet flooring
  - ✓ Ceramic tiles
  - ✓ CCTV
  - ✓ Rental potential
  - ✓ En suite bathroom
  - ✓ Luxury specifications
  - ✓ Modern design
  - ✓ Panoramic view
  - ✓ Sea front
  - ✓ Walking distance to beach
  - ✓ Near bus route
  - ✓ Near amenities
  - ✓ Jacuzzi
  - ✓ Kitchen appliances
  - ✓ Alarm system
  - ✓ Double glazing
  - ✓ Open plan
  - ✓ Corner
  - ✓ Pressurized water system
  - ✓ Investment opportunity
  - ✓ Suitable for work
  - ✓ Bright
  - ✓ Balcony, front
  - ✓ Fitted wardrobes
  - ✓ Garbage disposal
  - ✓ Entrance gate, automated
  - ✓ Shutters, electric
  - ✓ Connected to electric mains
  - ✓ Electric car charger
  - ✓ Floor-to-ceiling windows
  - ✓ Kitchen island
  - ✓ Entrance hall
  - ✓ Energy efficient doors/windows
  - ✓ Breakfast bar
  - ✓ Municipal water/sewage
  - ✓ Combined kitchen and dining area
  - ✓ High ceilings
  - ✓ Bathroom underfloor heating
  - ✓ 24-hour security
  - ✓ Easy access to main roads
  - ✓ Easy access to highway
  - ✓ Fire detector
  - ✓ Smart home automation
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## Gallery



























