



Reference 7250

3 Bed Apartment in Agios Tychonas, Limassol

**€1,080,000** +VAT

Agios Tychonas, Limassol

3 Bedrooms | 3 Bathrooms | 119.5 m<sup>2</sup> Covered

## Description

- 3 bedrooms
- 3 W/C
- Internal Area 119.5m<sup>2</sup>
- Covered Veranda 26m<sup>2</sup>
- Covered Parking
- Communal Swimming Pool
- Gym/Sauna
- Energy Efficiency "A"
- Sea View
- Walking distance from the beach

|                          |                   |
|--------------------------|-------------------|
| Covered veranda          | 26 m <sup>2</sup> |
| Parking spaces           | 1                 |
| Energy efficiency rating | A                 |
| Year of construction     | 2026              |
| Status                   | Off plan          |



## Facilities

✓ Parking · Covered ✓ Pool · Communal ✓ Gym ✓ Sauna ✓ Storage

---

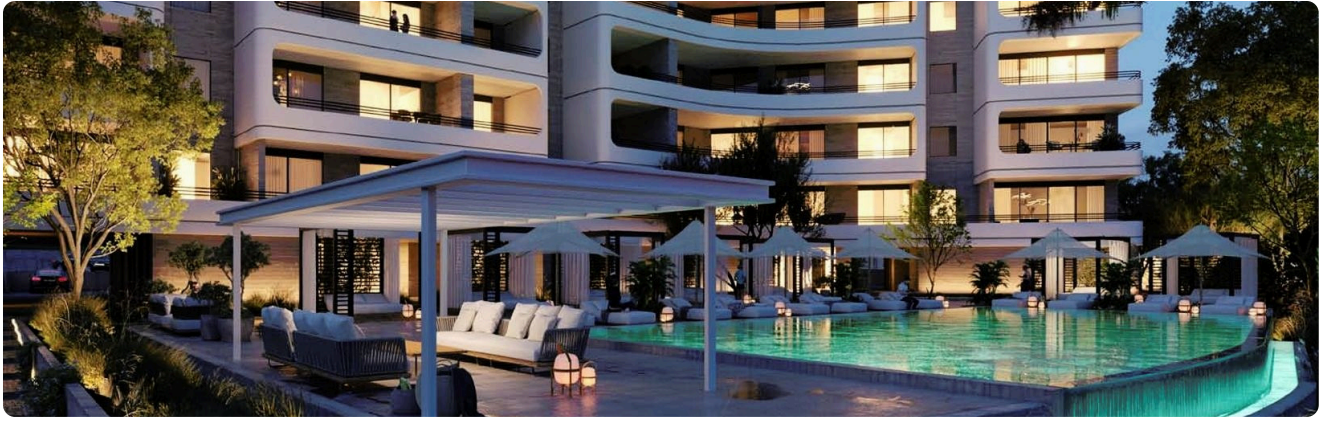
## Features

✓ Veranda ✓ Quiet area ✓ Marble flooring ✓ Parquet flooring ✓ Luxury specifications  
✓ Modern design ✓ Panoramic view ✓ Sea view ✓ Walking distance to beach ✓ Near amenities  
✓ Double glazing ✓ Garden ✓ Bright ✓ High ceilings ✓ Thermal insulation

---

## Gallery



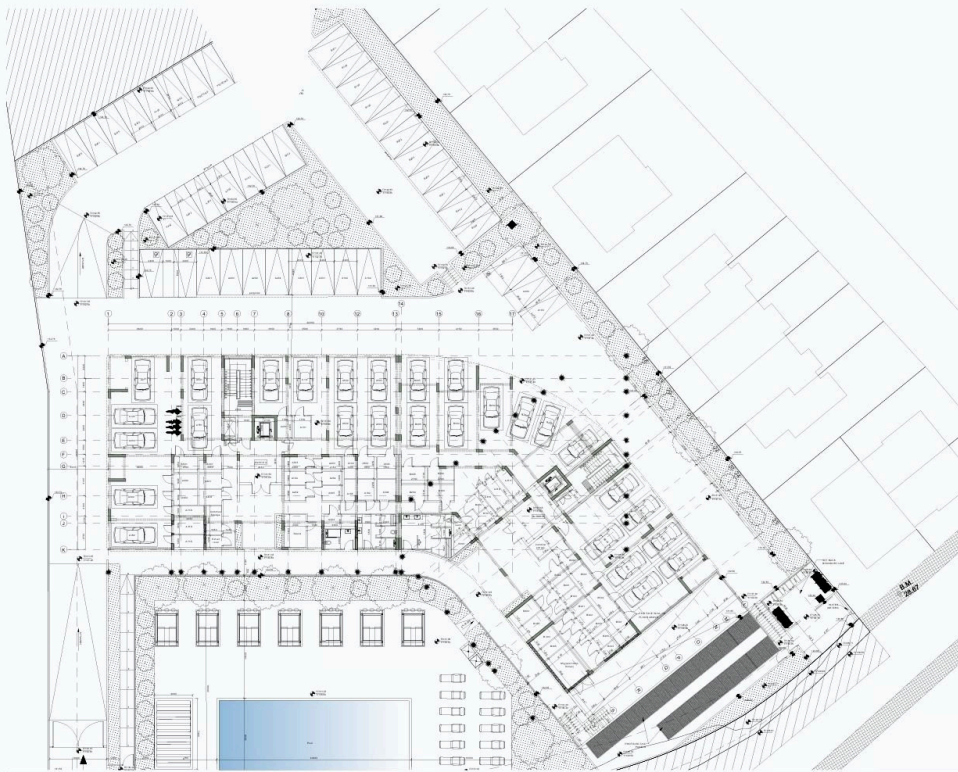


# Floor plans

master plan



ground floor



floor 1



| UNIT N° | TOTAL AREA M <sup>2</sup> |
|---------|---------------------------|
| B101    | 92.16                     |
| B102    | 181.53                    |
| B103    | 147.06                    |
| B104    | 196.57                    |
| B105    | 86.60                     |

| UNIT N° | TOTAL AREA M <sup>2</sup> |
|---------|---------------------------|
| A101    | 186.37                    |
| A102    | 132.80                    |
| A103    | 84.99                     |
| A104    | 151.29                    |
| A105    | 83.17                     |

floor 2



| UNIT N° | TOTAL AREA M <sup>2</sup> |
|---------|---------------------------|
| B201    | 92.26                     |
| B202    | 179.74                    |
| B203    | 147.32                    |
| B204    | 196.85                    |
| B205    | 85.13                     |

| UNIT N° | TOTAL AREA M <sup>2</sup> |
|---------|---------------------------|
| A201    | 184.87                    |
| A202    | 130.87                    |
| A203    | 85.70                     |
| A204    | 150.92                    |
| A205    | 83.84                     |



**floor 3**



| UNIT N° | TOTAL AREA M <sup>2</sup> |
|---------|---------------------------|
| B301    | 91.64                     |
| B302    | 180.14                    |
| B303    | 148.38                    |
| B304    | 195.91                    |
| B305    | 86.78                     |

| UNIT N° | TOTAL AREA M <sup>2</sup> |
|---------|---------------------------|
| A301    | 186.45                    |
| A302    | 180.06                    |
| A303    | 185.14                    |
| A304    | 85.20                     |

**floor 4**

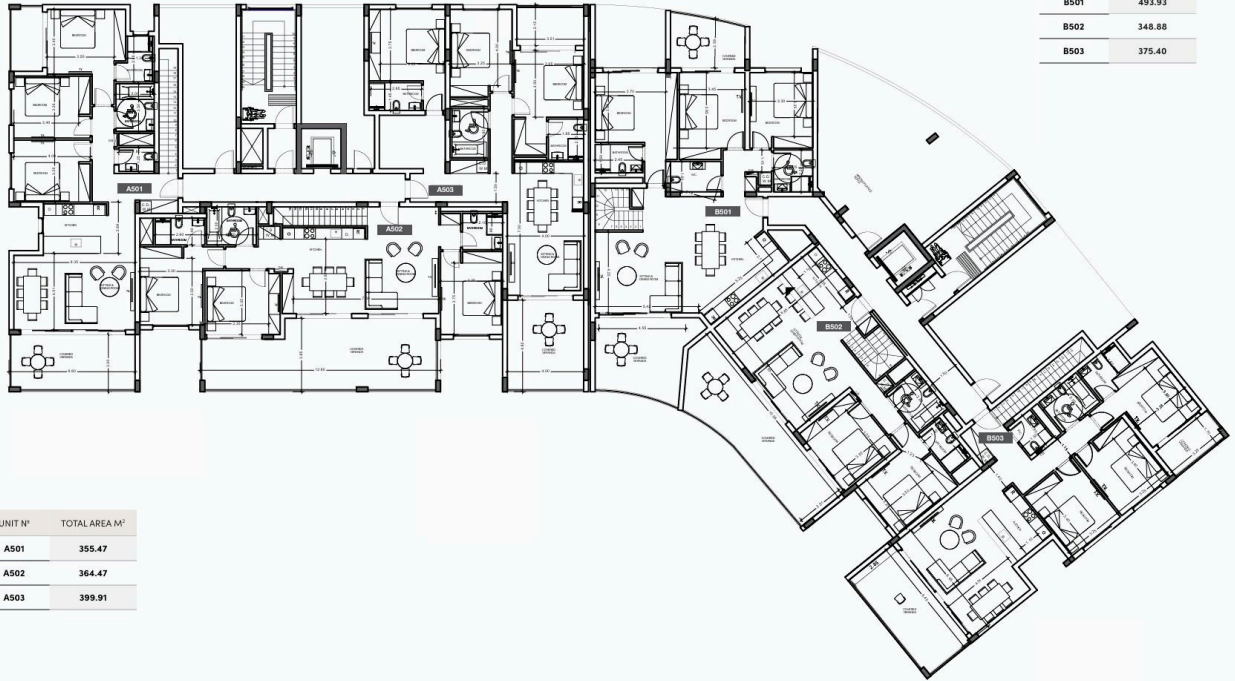


| UNIT N° | TOTAL AREA M <sup>2</sup> |
|---------|---------------------------|
| B401    | 85.39                     |
| B402    | 92.31                     |
| B403    | 184.58                    |
| B404    | 146.84                    |
| B405    | 197.52                    |

| UNIT N° | TOTAL AREA M <sup>2</sup> |
|---------|---------------------------|
| A401    | 185.81                    |
| A402    | 179.91                    |
| A403    | 182.21                    |
| A404    | 85.23                     |



**floor 5**



| UNIT N° | TOTAL AREA M <sup>2</sup> |
|---------|---------------------------|
| B501    | 493.93                    |
| B502    | 348.88                    |
| B503    | 375.40                    |

| UNIT N° | TOTAL AREA M <sup>2</sup> |
|---------|---------------------------|
| A501    | 355.47                    |
| A502    | 364.47                    |
| A503    | 399.91                    |

**roof garden**



| UNIT N° | TOTAL AREA M <sup>2</sup> |
|---------|---------------------------|
| B501    | 192.00                    |
| B502    | 81.90                     |
| B503    | 112.10                    |

| UNIT N° | TOTAL AREA M <sup>2</sup> |
|---------|---------------------------|
| A501    | 112.40                    |
| A502    | 98.00                     |
| A503    | 136.90                    |

