



#7901

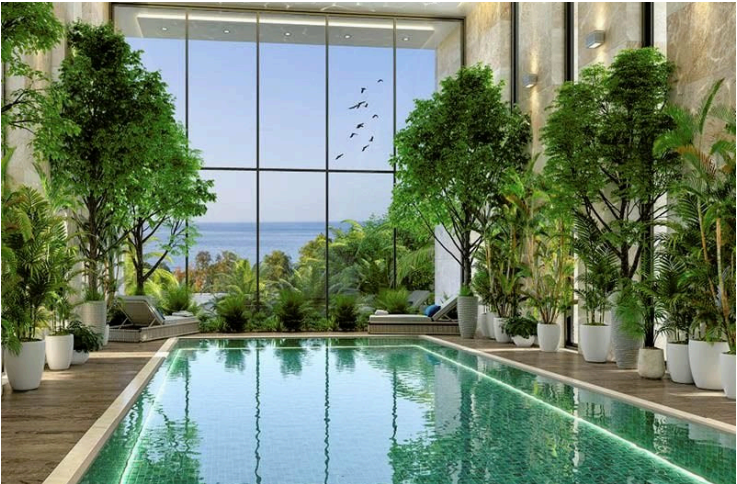
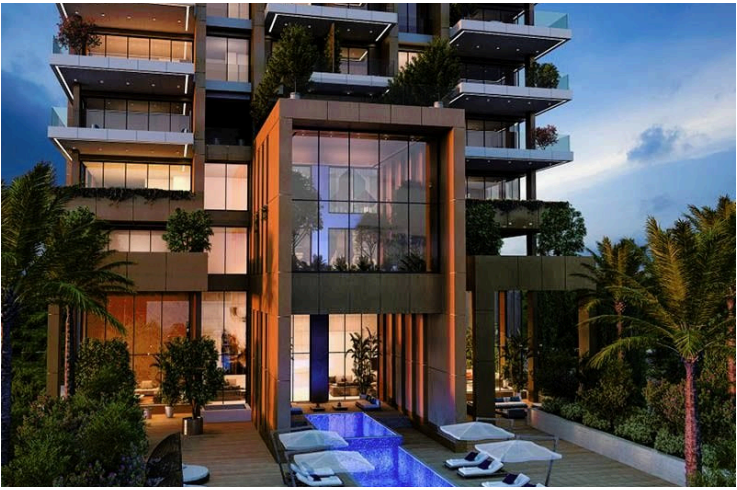
# Luxury 2-Bedroom Apartment for Sale in Limassol's Elite Coastal Area (7901)

📍 Agios Tychon Tourist Area, Limassol

€2,517,000 +VAT













# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 2		 2		 114 m <sup>2</sup>	
Type	Apartment				
Toilets	2				
Status	Under construction				
Year of construction	2024				
Furnished	Unfurnished				
Structure	Concrete				
Facade	Concrete				
Communal charge frequency	Monthly				
Energy efficiency rating	 A				

## Description

Luxury 2-Bedroom Apartment for Sale in Limassol's Elite Coastal Area (7901)

Price: € 2,517,000 + VAT

Delivery : Q3 2024

Experience high-end living in this exclusive 2-bedroom apartment, located on the 22nd floor of a stunning 24-story residential tower in the prestigious Agios Tychonas area of Limassol. Boasting a spacious 114 m<sup>2</sup> covered area and a 36 m<sup>2</sup> covered veranda with south east orientation, this residence offers breathtaking sea views and an abundance of natural light.

This apartment features top-quality finishes, including aluminium frames, a concrete structure, and high-specification interiors. Enjoy the comfort of eco-friendly heating and cooling systems, sound insulation, and a pressurized water system, all designed with energy efficiency in mind (Energy Rating A). The apartment comes with a covered parking space and is available for purchase with crypto, offering flexibility and a strong return on investment.

Residents can take advantage of world-class amenities, including a heated indoor pool, jacuzzi area, sauna, steam room, fitness center, and massage room. Outdoor facilities include a swimming pool, children's pool, open-air yoga terrace, tennis court, sundeck with gazebo lounges, and shared sky gardens. Additional services such as 24/7 concierge, security, housekeeping, and wellness treatments are available upon request, providing a luxurious, hotel-like living experience.

Situated just 50 meters from the sea and surrounded by five-star hotels, fine dining, golden beaches, and



# Additional information

## Facilities

Aircondition, Provision

Elevator

Heating, Underfloor

Pool, Communal

Solar water heater

Tennis court

Childrens playground

Gated complex

Landscaped garden

Solar photovoltaic panels

Spa

Clubhouse

Gym

Parking, Covered

Solar photovoltaic panels (provision)

Storage

## Features

24-hour security

Balcony

Bathroom underfloor heating

City view

Easy access to main roads

Fitted wardrobes

Granite countertops

Luxury specifications

Pressurized water system

Shower

Steam bath

Veranda

Alarm system

Bar

Bright

Combined kitchen and dining area

Entrance gate

Garden

Investment opportunity

Modern design

Rental potential

Sound insulation

Suitable for work

Veranda, large

Alarm system (provision)

Barbeque

CCTV (provision)

Double glazing

Entrance gate, automated

Garden, large

Jacuzzi

Open plan

Roof garden

Spacious rooms

Thermal insulation



# Distances

Amenities

 200 m

Airport

 55 km

Sea

 90 m

Public transport

 30 m

Schools

 3.5 km


Resort

 4 km

# Contact us



**Maria Ioannidou**

 (+357) 99062620

 lextusrealestate@gmail.com

