



Luxury Front Line Apartment for sale in Alakatoudi Beach Court Agios Tychonas Limassol Cyprus



Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 399,000

Τοποθεσία

Χώρα:	Cyprus
Νομός/Περιοχή/Επαρχία:	Limassol
Ταχυδρομικός κωδικός:	4532
Δημοσιεύθηκε:	27/06/2026

Περιγραφή:

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Esales Property ID: es5555104

33 Amathountos Avenue
Limassol, Agios Tychonas
District of Limassol
4532
Cyprus

A Rare Jewel: Premier First-Line Mediterranean Residence in Agios Tychonas

This is a rare, once-in-a-generation opportunity to acquire a genuine front-line Mediterranean residence in the highly sought-after coastal district of Agios Tychonas, Limassol. Situated on the third floor of a meticulously established and well-maintained residential building, this property commands an enviable position that is increasingly difficult to replicate in today's market. It offers not merely a home, but a front-row seat to the timeless beauty of the Mediterranean Sea.

What truly distinguishes this property from contemporary offerings is its location. It occupies one of the original waterfront positions—a prized piece of real estate developed long before modern coastal



planning regulations severely restricted new direct shoreline construction. While the vast majority of modern developments in Limassol are forced to locate behind the coastal road or occupy second-line plots, this residence enjoys a true, unencumbered seafront position. This scarcity of first-line, titled property in one of Limassol's most prestigious districts makes this offering a significant acquisition for the discerning buyer.

Unparalleled Coastal Living

From the moment you step onto the third-floor balcony, you are greeted by sweeping, panoramic Mediterranean sea views. The residence is designed to maximize the light and the tranquil atmosphere of the coast. Being part of an established building, the property benefits from a sense of permanence and community that new-build projects often lack. The common areas are well-tended, ensuring that the integrity of the building's aesthetics and functionality is preserved.

The residence is perfectly suited for a variety of lifestyles. Whether you are seeking a serene retirement haven, a sophisticated second home under the Mediterranean sun, or a 'lock-and-leave' holiday property that requires minimal maintenance, this residence ticks every box. Its strategic location also makes it a compelling long-term investment in a market where prime, front-line land is essentially finite.

A Unique Value-Add: The Private Cabin

One of the most valuable features of this offering is the private ground-floor cabin included in the title deed. In the context of coastal living, this is an extraordinary asset. Beyond simple storage, the space provides remarkable flexibility. It is an ideal sanctuary for hobbies, a quiet home office away from the main living area, or convenient changing facilities after a day at the beach. Furthermore, for owners who frequently host, the cabin provides essential, private, and versatile accommodation for visiting family and guests, adding a layer of functionality rarely found in one-bedroom apartments.

Accessibility and Convenience

Despite its secluded, peaceful atmosphere, the property remains exceptionally well-connected. Residents enjoy dedicated parking facilities within the development, ensuring that daily life is as convenient as it is luxurious. The building offers seamless access to the vibrant Limassol seafront, with its myriad of dining, shopping, and entertainment options, while providing quick entry to the island's primary motorway network.

International connectivity is equally impressive. The property is approximately 55 km from Larnaca International Airport, making for an easy 40–45 minute drive upon arrival. For those preferring the western gateway, Paphos International Airport is roughly 70 km away, reachable in approximately 50–60 minutes. This balance of tranquil, private living and excellent logistical connectivity is the hallmark of a premium property.

Legal Certainty and Immediate Availability

In the often-complex world of international real estate, this property offers peace of mind. The residence



benefits from a clear, separate title deed, ensuring full legal security for the purchaser. Furthermore, the property is available with vacant possession upon completion, allowing for an immediate transition into your new coastal life. Professional legal and conveyancing arrangements are already in place, streamlining the process to ensure a secure, transparent, and efficient transaction.

The Scarcity Factor

The combination of a genuine first-line seafront location, unobstructed panoramic views, a secure title deed, the inclusion of a private cabin, dedicated parking, and immediate availability is a confluence of factors that has become exceedingly rare in Agios Tychonas. As Limassol continues to grow as a regional hub for international business and tourism, the availability of such properties will only continue to diminish.

This is more than a property purchase; it is the acquisition of a lifestyle. Whether you are looking to secure a foothold in one of Cyprus's most desirable locations or seeking an asset that promises both personal enjoyment and long-term appreciation, this first-line residence represents the pinnacle of coastal living in Limassol. We invite you to experience this rare opportunity—a place where the horizon is yours to enjoy, every single day.

Key Attributes:

- * Prime Location: Genuine first-line seafront, free from modern planning constraints.
- * Rare Asset: Includes a versatile, private ground-floor cabin on the title deed.
- * Convenience: On-site resident parking and excellent motorway connectivity.
- * Turn-Key Ready: Vacant possession, separate title, and pre-arranged legal support.
- * Versatility: Perfectly suited for retirees, holiday-makers, and savvy investors alike.

ABOUT THE AREA

Agios Tychonas is a highly developed tourist village located approximately 12 kilometers east of Limassol, Cyprus. With a population of over 4,500 residents, it serves as a popular destination that blends a serene village atmosphere with the amenities of a modern seaside resort. The area is well-regarded for its stunning coastline, which features several beaches awarded the prestigious Blue Flag for cleanliness and quality.

The village is deeply rooted in history, most notably as the site of the ancient city-kingdom of Amathus. Visitors can explore significant archaeological ruins, including an acropolis, the Temple of Aphrodite, and an ancient harbor. These remnants of the Ancient Greek, Byzantine, and medieval periods provide a fascinating backdrop to the modern developments that line the coast today.

For those seeking recreation, Agios Tychonas offers a 6-kilometer coastal walkway that is ideal for walking and cycling, leading to parks and children's playgrounds. The area is also a hub for water sports, boasting facilities for sailing, diving, and water skiing. Furthermore, the village is home to a range of luxury hotels, spas, and sophisticated restaurants that make it a premier choice for travelers looking to enjoy both relaxation and fine dining by the Mediterranean Sea.



The nearest airport to Agios Tychonas is Larnaca International Airport (LCA). Located about 60 kilometers to the northeast, it is the most convenient gateway for most international visitors, offering efficient road connections to the village. While Paphos International Airport (PFO) is also a viable option, Larnaca is generally favored for its proximity and accessibility to this part of the Limassol district.

MAiN FEATURES:

- * 55m2 of living space
- * 1 Bedroom
- * 1 Bathroom
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Thriving Business
- * Great base from which to discover other fantastic areas of Cyprus
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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