

## 4 Bedroom House for Sale in Agios Tychonas, Limassol District

Refined 4-Bedroom Villa with Roof Terrace and Optional Pool in Agios Tychonas



This elegant 4-bedroom villa is nestled in the prestigious coastal suburb of Agios Tychonas, just minutes from Limassol's most renowned five-star resorts. Thoughtfully designed to blend contemporary luxury with natural surroundings, the home offers generous indoor spaces, ideal for both family living and entertaining.

The open-plan living area seamlessly connects to the private garden, while upstairs, the spacious bedrooms provide comfort and privacy. A large rooftop terrace serves as an additional outdoor living space, perfect for enjoying panoramic views and the Mediterranean breeze. For added i...

### Property Info

Covered Area	<b>186</b>
Covered Veranda	<b>34</b>
Uncovered Veranda	<b>37</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Plot area	<b>271</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>6483</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>4</b>
View	<b>Mountains view</b>

### Amenities

- Parking

### Location

**Location:** Agios Tychonas      Region: **Limassol**  
**Coordinates:** **34.716072 / 33.129587**

## Price: €740 000 + VAT

VAT for this property is **€57,052** or **€140,600**. 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>€3 978.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€680 000 on Jan 13, 2024  
 €720 000 on May 17, 2024  
 €740 000 on Jul 5, 2024





