

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

A private gated housing complex consisting of 11 houses in Agios Tychonas, Limassol. This exclusive area offers a wide range of amenities, whilst being just footsteps away from gorgeous sandy beaches making it a perfect place to call home.

### Key Features

Electrical underfloor heating  
 Provision for air conditioning system with split units  
 Lighting automation system  
 Communal swimming pool  
 Kid's playground  
 BBQ kiosk area  
 Grade A Energy Efficiency

### AVAILABILITY

Houses #4,5

Internal area 177,26 sq.m.  
 Covered veranda 45,48 sq.m.  
 Covered parking 23,14 sq.m.  
 Plot size 396-397 sq.m.

Construction start...

### Property Info

Covered Area **223**  
 Heating **Yes**

### Plot / Area Info

Plot area **397**  
 Pool **Private, Yes**

### Additional info

Reference Number **45663**  
 Property type **House**  
 Condition **Under Construction**  
 Construction Year **2025**  
 Bathrooms **3**

### Amenities

### Location

Sep 8, 2025

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<https://index.cy/sale/3260557>

**Location:** Agios Tychonas Region: **Limassol**

## Price: €925 000 + VAT

VAT for this property is **€88,642** or **€175,750**. 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>€4 148.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€925 000 on May 26, 2024

