

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

Nestled in the exclusive Amathusa Coastal Heights, this exquisite 3-bedroom villa epitomizes coastal luxury living. Situated just 200 meters from the azure sea and a stroll away from amenities like supermarkets, restaurants, and cafes, the residence offers both convenience and serenity. The meticulously designed house features: 3 bedrooms, 3 bathrooms, including a master bathroom and two showers. A well-appointed kitchen with a dining area, 2 spacious verandas, a lush mature garden with a covered patio, BBQ area for outdoor entertaining, a private swimming pool adorned with a new liner, air conditioning for climate control, diesel central heating, photovoltaic system, covered parking with space for two cars ad...



### Property Info

Covered Area **260**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **420**  
 Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **233813**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **3**

### Amenities

- Parking

### Location

**Location:** Agios Tychonas  
 Coordinates: **34.7258619 / 33.1404129**

Region: **Limassol**

## Price: €990 000 + VAT

VAT for this property is **€108,138** or **€188,100**. 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>~€36 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 808.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€990 000 on Dec 13, 2024





