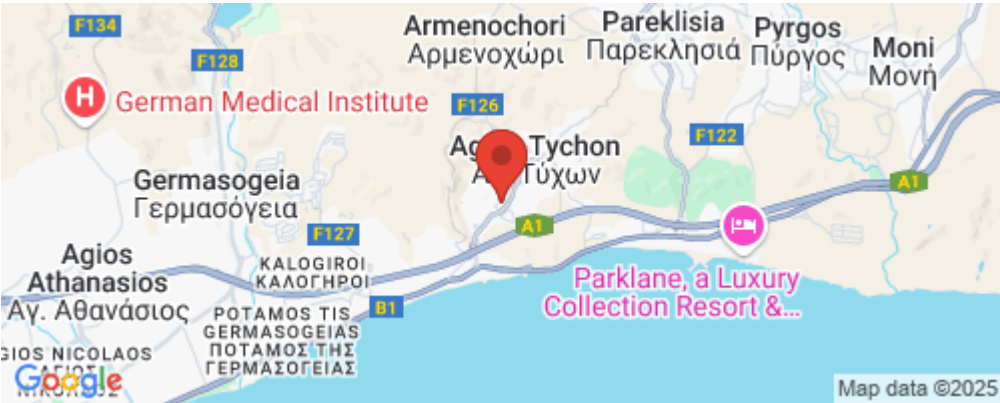


3 Bedroom House for Sale in Agios Tychonas, Limassol District

Discover the perfect combination of tranquility and luxury in this beautifully renovated 3-bedroom villa, located in the prestigious area of Agios Tychonas. Offering serene surroundings yet just minutes from a Blue Flag beach, top-tier restaurants, shops, schools, and essential amenities, this home is a sanctuary for families and professionals alike.



Prime Location:

- 5-minute drive to the beach and local conveniences
- 35 minutes to Larnaca Airport
- 45 minutes to Nicosia

Refined Features:

- Built in 2007, fully renovated in 2020
- Spacious open-plan living areas with a large, modern kitchen and dini...

Property Info		Plot / Area Info		Additional info	
Covered Area	184	Plot area	585	Reference Number	54605
Energy Efficiency	N/A	Pool	Yes	Property type	House
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Condition	Pre-Owned
				Bathrooms	2

AmenitiesLocation



- Storage room

**Location:** Agios Tychonas

Region: **Limassol**

Coordinates: **34.718912388044 / 33.132191459666**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €950 000 + VAT

VAT for this property is **€72,076** or **€180,500**. 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>~€34 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 163.00/m²</b>		

## Representative: NCH Real Estate

Registration number	<b>1146</b>	Email	<b>info@nchrealestate.com</b>
License number	<b>571/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722424203, +35777770532</b>			

## Price change history

€950 000 on Jan 18, 2025











