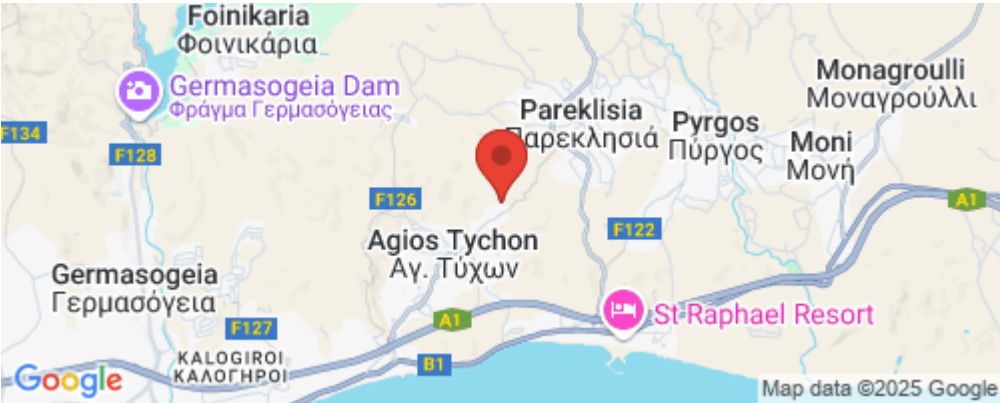


3 Bedroom House for Sale in Agios Tychonas, Limassol District

A new tranquil gated community Klimona Heights in Agios Tychonas, offering stunning sea views and modern amenities. Enjoy A-class energy efficiency in a serene environment just minutes from the city. Perfect for those seeking peace and proximity to urban life. Works have been started. Old VAT rules applicable. Planning permit have been issued. Delivery Q4 2026. Call for details.



Property Info

|                        |                   |
|------------------------|-------------------|
| Covered Area           | 157               |
| Covered Veranda        | 17                |
| Uncovered Veranda      | 27                |
| Floor Number           | 2                 |
| Total Number of Floors | 2                 |
| Furnishing             | Unfurnished       |
| Floor Type             | Ceramic, Laminate |
| Energy Efficiency      | A                 |
| Air Conditioning       | Yes               |

Plot / Area Info

|           |                |
|-----------|----------------|
| Plot area | 200            |
| Pool      | Common, Yes    |
| Parking   | Uncovered, Yes |

Additional info

|                   |                     |
|-------------------|---------------------|
| Reference Number  | 001                 |
| Property type     | House               |
| Condition         | Under Construction  |
| Construction Year | 2026                |
| Bathrooms         | 3                   |
| View              | Sea view            |
| Developer         | Klimona Development |

Amenities

Location

- Air Conditioning
- BBQ zone
- Fireplace
- Garden
- Guest WC
- Heating
- Roof Garden

**Location:** Agios Tychonas

Region: **Limassol**

Coordinates: **34.73242 / 33.14638**

## Price: €640 000 + VAT

VAT for this property is **€35,995** or **€121,600**. 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> |
| Title deed | <b>No Title</b> | Price per SQM      | <b>€4 076.00/m²</b> |                 |             |

## Representative: Klimona Development

|                            |            |            |                                    |
|----------------------------|------------|------------|------------------------------------|
| Registration number        | <b>N/A</b> | Email      | <b>bg@chersool.com</b>             |
| License number             | <b>N/A</b> | Legal name | <b>Chersool Investment Limited</b> |
| Phone: <b>+35795149941</b> |            |            |                                    |

## Price change history

€640 000 on Jan 29, 2025





Klimona Heights  
19/02/25  
Earthworks