

## 4 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 modern house with private pool. Works have been started. Old VAT rules applicable. Delivery Q4 2026. Call for details



### Property Info

Covered Area	<b>259</b>
Covered Veranda	<b>38</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

Plot area	<b>480</b>
Pool	<b>Private, Yes</b>
Parking	<b>Covered, Uncovered, Yes</b>

### Additional info

Reference Number	<b>002</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>
Developer	<b>Klimona Development</b>

### Amenities

- Air Conditioning
- Balcony
- BBQ zone
- Bike Parking
- Elevator
- Fireplace
- Garden
- Guest WC
- Gym
- Heating
- Parking
- Pool
- Storage room

### Location

**Location:** Agios Tychonas      Region: **Limassol**  
**Coordinates:** **34.7315 / 33.14534**

## Price: €990 000 + VAT

VAT for this property is **€107,830** 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 822.00/m<sup>2</sup></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: +35795149941			

## Price change history

€990 000 on Mar 4, 2025







Klimona Heights  
19/02/25  
Earthworks

