


## 323m<sup>2</sup> House for Sale in Agios Tychonas, Limassol District

For sale is a stunning villa currently under construction in the desirable area of Agios Tychonas. This modern home will boast a generous internal space of 323 m<sup>2</sup> and will feature six spacious bedrooms, providing ample room for families or guests. With an energy efficiency rating of A, this villa is designed with sustainability in mind, ensuring lower energy costs and a reduced environmental impact. 

Set on a large plot, the villa will include a finished basement, offering additional living space or storage options. Enjoy year-round comfort with underfloor heating throughout the home. The property will also highlight a private swimming pool, perfect for relaxation and entertaining ...

### Property Info

Covered Area	<b>323</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1000</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>25657</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>

### Amenities

- Gym

### Location

**Location:** Agios Tychonas  
**Coordinates:** **34.710753096339 / 33.119549180765**

Region: **Limassol**

## Price: €2 765 000 + VAT

VAT for this property is **€345,582** or **€525,350**. 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>€8 560.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

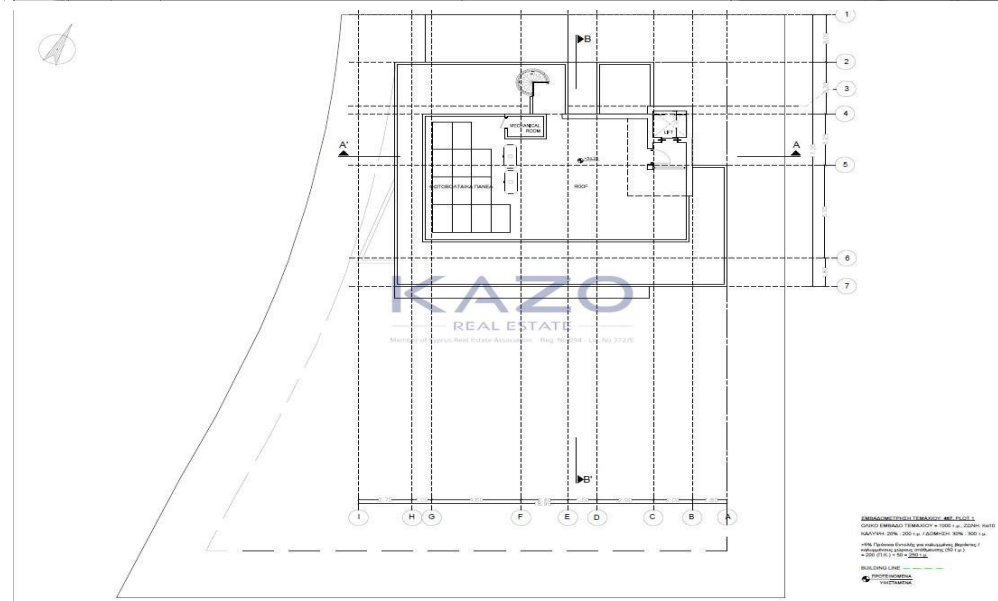
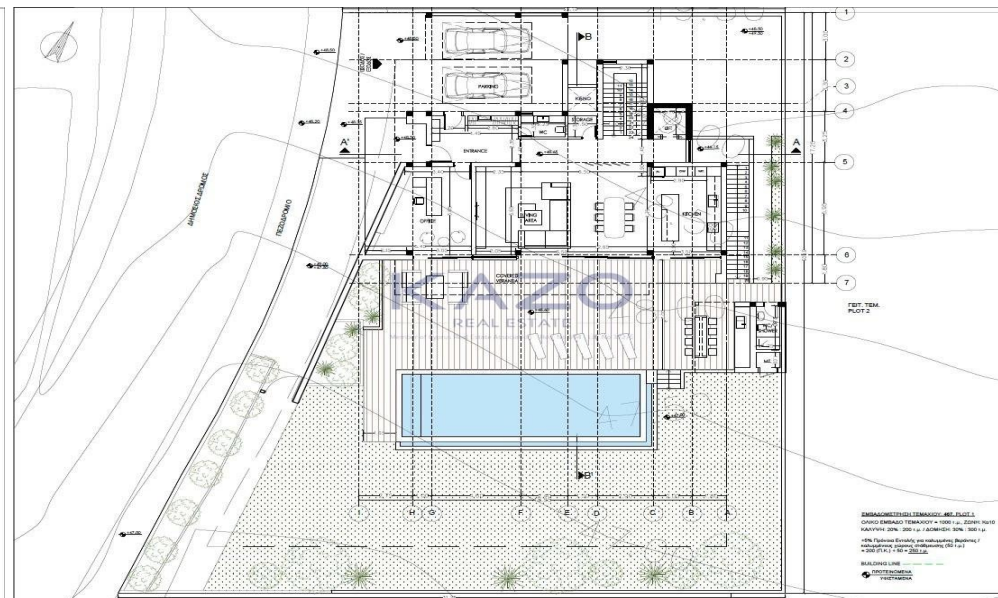
€2 765 000 on Mar 18, 2025













**MATERIALS**  
 1 = Graffito 1p off white paint  
 2 = Tile  
 3 = Decorative aluminum slats  
 4 = Aluminum door and windows  
 5 = Glass railing  
 6 = Graffito 1p dark grey paint



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