

323m² 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 m² 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	323
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Amenities

- Gym

Location

Location: Agios Tychonas  
Coordinates: 34.710753096339 / 33.119549180765

Plot / Area Info

Plot area	1000
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	25657
Property type	House
Condition	Brand New
Bathrooms	1

## 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/m²</b>		

## Representative: Kazo Real Estate

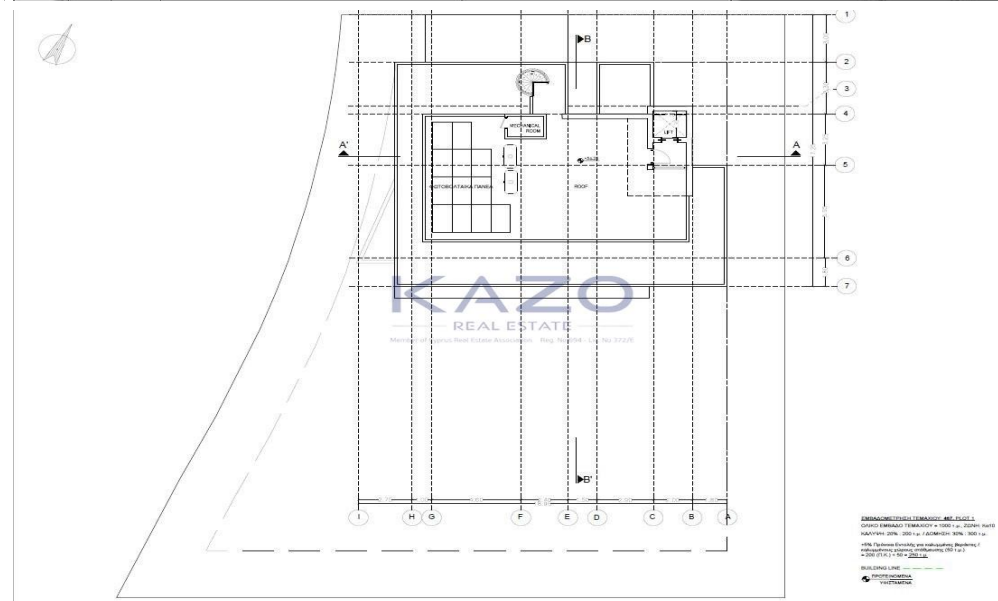
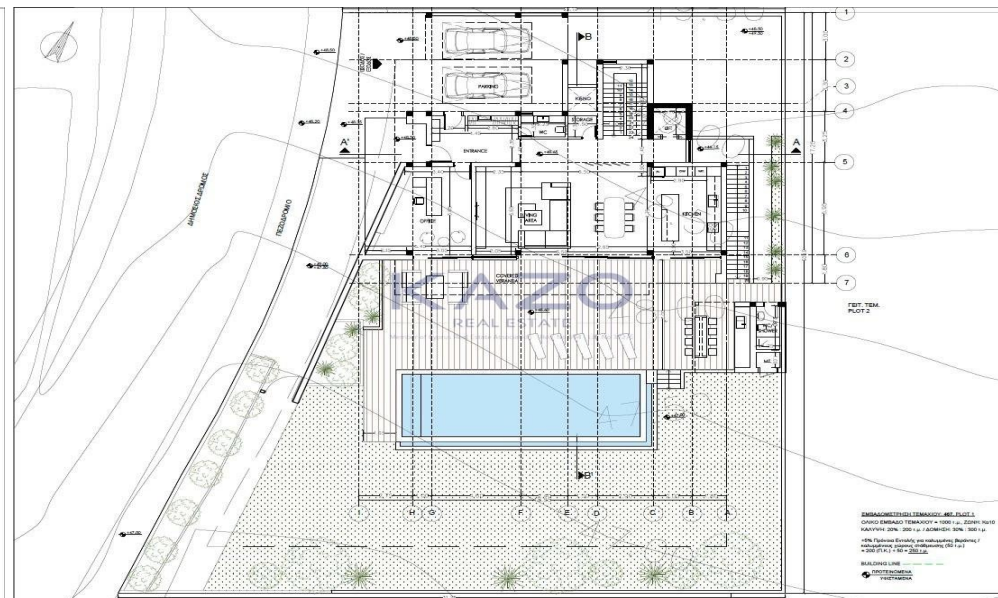
Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

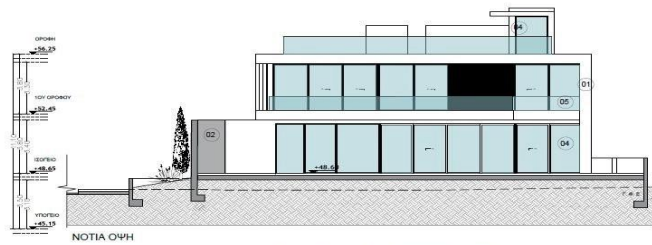
## Price change history

€2 765 000 on Mar 18, 2025









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



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