


## 395m<sup>2</sup> House for Sale in Agios Tychonas, Limassol District

For sale: Luxury villa under construction in the prestigious area of Agios Tychonas, offering a unique blend of luxury and comfort. This impressive property features a spacious internal area of 395 m<sup>2</sup>, set on a large plot within an exclusive gated complex. Designed for families or those who love to entertain, the villa boasts 6 generous bedrooms and 5 stylish bathrooms. 

The open-plan living spaces are bright and versatile, complimented by underfloor heating and a central AC system for year-round comfort. The fully equipped basement can be tailored as an entertainment area, home cinema, or extra storage. Fitness enthusiasts will appreciate the private gym, while the stunning privat...

### Property Info

Covered Area	<b>395</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>650</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>25658</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>
View	<b>Sea view</b>

### Amenities

- Gym

### Location

**Location:** Agios Tychonas  
**Coordinates:** **34.710479691319 / 33.119645740289**

Region: **Limassol**

## Price: €1 800 000 + VAT

VAT for this property is **€246,304** or **€342,000**. 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>€4 557.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€1 815 000 on Mar 18, 2025

€1 800 000 on Jan 14, 2026





