

## 366m<sup>2</sup> House for Sale in Agios Tychonas, Limassol District

Set for completion November 2026. X

For sale, an outstanding modern villa in the sought-after area of Agios Tychonas, newly built in 2026 and currently under construction. With a generous internal space of 366 m<sup>2</sup>, this residence offers six spacious bedrooms and five elegant bathrooms, making it ideal for large families or those who love to entertain.

Set on a large plot within a gated complex, the villa combines both comfort and security. Enjoy the convenience of a basement, a private gym, and a stunning private swimming pool perfect for relaxation. The home boasts underfloor heating, a central AC system, and advanced energy efficiency with an A+ rating, ensuring year-round ...

### Property Info

Covered Area	<b>366</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>600</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>25661</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>

### Amenities

- Gym

### Location

**Location:** Agios Tychonas  
**Coordinates:** **34.711396917494 / 33.120300199289**

Region: **Limassol**

## Price: €1 700 000 + VAT

VAT for this property is **€225,459** or **€323,000**. 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 Price per SQM	<b>None</b> <b>€4 645.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€1 688 000 on May 20, 2025

€1 700 000 on Jan 14, 2026









