

## 4 Bedroom House for Sale in Agios Tychonas, Limassol District

For sale: a stunning modern villa under construction in the beautiful area of Agios Tychonas. Set to be completed in 2026, this property offers an internal space of 151 m<sup>2</sup>, featuring four spacious bedrooms and three stylish bathrooms, perfect for families or those who love entertaining. X

Agios Tychonas is known for its charming neighborhoods and breathtaking views of the coastline. You will find a blend of tranquility and convenience, with local shops, restaurants, and beaches just minutes away. This area is highly sought after for its vibrant community and access to various amenities, making it an ideal location for your new home.

The villa boasts energy efficiency A, ensuri...

| Property Info    |                             | Plot / Area Info |                     | Additional info  |                  |
|------------------|-----------------------------|------------------|---------------------|------------------|------------------|
| Covered Area     | <b>151</b>                  | Plot area        | <b>281</b>          | Reference Number | <b>25700</b>     |
| Heating          | <b>Central Heating, Yes</b> | Pool             | <b>Yes</b>          | Property type    | <b>House</b>     |
| Air Conditioning | <b>All rooms, Yes</b>       | Parking          | <b>Covered, Yes</b> | Condition        | <b>Brand New</b> |
|                  |                             |                  |                     | Bathrooms        | <b>3</b>         |

| Amenities  | Location  | Region          |
|------------|---|-----------------|
| • Guest WC | <b>Location:</b> Agios Tychonas<br><b>Coordinates:</b> <b>34.717656981839 / 33.132907798712</b> | <b>Limassol</b> |

## Price: €750 000 + VAT

VAT for this property is **€38,195** or **€142,500**. 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<br>Price per SQM | <b>None</b><br><b>€4 967.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€750 000 on Mar 22, 2025



## VILLA 3

281 SQM Plot Area  
 4 (3+1) Bedrooms  
 4 Bathrooms  
 151.9 SQM Internal Area  
 32.8 SQM Covered Veranda  
 37.7 SQM Uncovered Veranda  
 187.7 SQM Garden  
 16.5 SQM Covered Parking



**KAZO**  
 Member of Cyprus Association of Realtors  
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## MASS PLAN

