


## 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 m2, featuring four spacious bedrooms and three stylish bathrooms, perfect for families or those who love entertaining. 

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

Covered Area	<b>151</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>281</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>25700</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- Guest WC

### Location

**Location:** Agios Tychonas  
Coordinates: **34.717656981839 / 33.132907798712**

Region: **Limassol**

## 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 967.00/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

€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  
3.7 SQM Uncovered Veranda  
187.7 SQM Garden  
33.7 SQM Uncovered Roof Terrace  
16.5 SQM Covered Parking

GROUND FLOOR



FIRST FLOOR



ROOF GARDEN



## MASS PLAN

