

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

Estimated Delivery: Mid 2027



For sale is a modern villa under construction in the desirable area of Agios Tychonas. With a generous internal space of 151 m<sup>2</sup>, this home offers four spacious bedrooms and three contemporary bathrooms, making it a perfect choice for families seeking comfort and style.

Agios Tychonas is known for its peaceful atmosphere and scenic surroundings. Residents enjoy easy access to beautiful beaches, as well as a range of shops, restaurants, and local services. The area is recognized for its mix of traditional charm and modern conveniences, providing an ideal setting for both relaxation and everyday living.

This villa features an energy efficien...

### Property Info

Covered Area **151**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **281**  
 Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **25700**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

- Guest WC

### Location

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

Region: **Limassol**

## Price: €740 000 + VAT

VAT for this property is **€37,686** or **€140,600**. 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>€4 901.00/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

€740 000 on May 8, 2026





### 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

