

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

Villa for Sale in Agios Tychonas



A modern 2nd-floor villa of 245.20 sq.m. with 34 sq.m. verandas, featuring 3 bedrooms, 2 bathrooms, 1 kitchen, and a spacious living room and 106 sq.m. roof garden. It includes 1 underground parking space, 8.80 sq.m. storage, underfloor heating, air conditioning, and double-glazed windows. The villa is energy-efficient with an A energy certificate and tile flooring.

Currently under construction, the property offers access to a common swimming pool and beautifully landscaped gardens. Ideal for comfortable living or investment, this villa combines luxury and functionality in one of Agios Tychonas' most desirable areas.

### Property Info

Covered Area	<b>245.2</b>
Floor Number	<b>2</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>1379055</b>
Property type	<b>House</b>
Bathrooms	<b>2</b>

### Amenities

#### Location

**Location:** Agios Tychonas

Region: **Limassol**

Coordinates: **34.714418833512 / 33.132362360484**

## Price: €3 612 000 + VAT

VAT for this property is **€376,680** or **€686,280**. 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>~€141 080.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€14 743.00/m<sup>2</sup></b>		

## Representative: Century 21

Registration number	<b>1141</b>	Email	<b>info@c21cy.com</b>
License number	<b>110/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35725267979</b>			

## Price change history

€3 612 000 on Mar 23, 2025







