

3 Bedroom House for Sale in Agios Tychonas, Limassol District

Nestled in the prestigious area of Agios Tychonas in Limassol, this exclusive collection of modern villas offers the perfect balance of privacy, comfort, and coastal elegance. Located just 3 minutes from the beach and iconic five-star resorts such as Amathus, Mediterranean, and Four Seasons, the project promises a lifestyle of sophistication and convenience, while being just 2 minutes from the highway provides quick access to Limassol’s vibrant city life and easy commute to other regions of the island.

Each villa features 3+1 bedrooms, expansive living spaces, optional rooftop terraces and seamless indoor-outdoor transitions designed for modern family living. Floor-to-ceiling wind...



Property Info		Plot / Area Info		Additional info	
Covered Area	197	Plot area	350	Reference Number	p61000
				Property type	House
Amenities		Location			
		Location: Agios Tychonas		Region: Limassol	
		Coordinates: 34.7179 / 33.1216			

## Price: €830 000 + VAT

VAT for this property is **€69,223** or **€157,700**. 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>~€29 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 213.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€830 000 on Mar 30, 2025





