


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

A private gated housing complex consisting of 11 houses of 3 - 4 bedrooms ensuite with communal swimming pool, BBQ kiosk area and kids playground. All houses are rated with the Grade A Energy Efficiency. 

The price includes:

- Electric Underfloor Heating
- Provision for Air Conditioning System with Split Units

Facilities of the development:

- Communal swimming pool with changing rooms
- Communal BBQ kiosk area
- Kids playground

A brand new property development in the sought-after prestigious area of Agios Tychonas. A private gated housing complex consisting of 11 houses, 3-4 bed ensuite each, with commu...

#### Property Info

Covered Area **221**  
 Covered Veranda **48**  
 Energy Efficiency **A**

#### Plot / Area Info

Plot area **405**  
 Pool **Common, Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **1332**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **2**  
 View **Mountains view**

#### Amenities

- Parking

#### Location

**Location:** Agios Tychonas  
 Coordinates: **34.716870509039 / 33.136256927334**

Region: **Limassol**

## Price: €900 000 + VAT

VAT for this property is **€85,480** or **€171,000**. 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>€4 072.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€800 000 on Apr 8, 2025

€900 000 on Nov 6, 2025





## Development

Communal Facilities:  
Swimming pool, changing rooms,  
kids playground, barbecue kiosk.

Part A

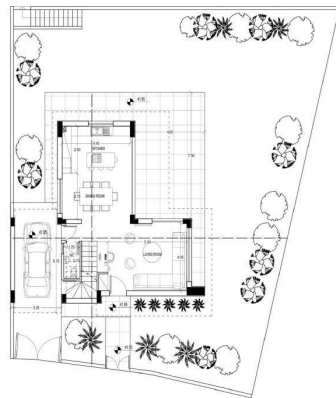
Part B



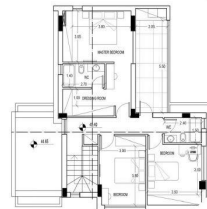
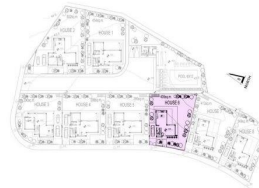
## PART A

House 6

Land Area	405 m <sup>2</sup>
Number of Bedrooms	3
Internal Covered Area	152.98 m <sup>2</sup>
Covered Veranda	48.84 m <sup>2</sup>
Covered Parking	19.46 m <sup>2</sup>
Total Covered Area	221.28 m <sup>2</sup>



Ground Floor



First Floor