

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

This is a lush new project of twelve luxurious villas, situated in the prestigious Agios Tychonas area of Limassol city.



The stunning 2, 3 and 5-bedroom houses enjoy green surroundings combined with sea and city view, while providing at the same time easy access to all amenities.

All villas include landscaped gardens and covered verandas while the 4-bedroom properties also have a swimming pool, offering all the comforts of ultimate privacy and laid-back luxury.

The unparalleled facilities are designed for wellness and leisure, with each one of them impressing with its elegant finishes & modern fixtures that combine function with luxury.

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>150</b> |
| Covered Veranda        | <b>30</b>  |
| Total Number of Floors | <b>2</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>244</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>2995</b>               |
| Property type    | <b>House</b>              |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>3</b>                  |

### Amenities

### Location

- Parking

**Location:** Agios Tychonas

Region: **Limassol**

Coordinates: **34.71117335794 / 33.120785949261**

## Price: €730 000 + VAT

VAT for this property is **€36,500** or **€138,700**. 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>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 867.00/m²</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

€660 000 on Apr 8, 2025

€730 000 on Jun 3, 2025





