

## 273m<sup>2</sup> House for Sale in Agios Tychonas, Limassol District

For sale is a stunning villa located in Agios Tychonas, a highly sought-after area known for its beautiful coastal scenery and vibrant community. This spacious property boasts a generous internal space of 273 m<sup>2</sup>, making it perfect for families or those who enjoy entertaining.



The villa features seven well-appointed bedrooms and three bathrooms, offering ample accommodation for residents and guests alike. The large plot provides plenty of outdoor space, including a private swimming pool that invites relaxation and enjoyment under the sun. Additionally, the home includes a basement, adding extra versatility for storage or recreation.

Built in 2002, this villa combines modern a...

### Property Info

Covered Area	<b>273</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>884</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>25441</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

- Guest WC

### Location

**Location:** Agios Tychonas  
**Coordinates:** **34.710541339678 / 33.118468212862**

Region: **Limassol**

## Price: €1 350 000 + VAT

VAT for this property is **€152,654** or **€256,500**. 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>~€50 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 945.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€1 480 000 on Apr 9, 2025  
 €1 380 000 on May 8, 2025  
 €1 350 000 on Jun 12, 2025





