


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

For sale is a stunning villa, currently under construction, featuring a spacious internal layout of 196 m2. This modern home boasts three comfortable bedrooms and two well-appointed bathrooms, making it ideal for families and those seeking a serene lifestyle. 

Nestled in the desirable area of Agios Tychonas, this property offers a peaceful environment while being conveniently close to a major highway. Residents can enjoy easy access to local amenities, beautiful beaches, and vibrant nightlife, all within a short drive.

Designed with energy efficiency in mind, this villa has an impressive rating of A+, ensuring lower utility costs and a reduced environmental footprint. The co...

#### Property Info

Covered Area **196**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **377**  
 Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **25888**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

- Guest WC

#### Location

**Location:** Agios Tychonas Region: **Limassol**  
 Coordinates: **34.719678826721 / 33.144123534728**

## Price: €978 000 + VAT

VAT for this property is **€81,034** or **€185,820**. 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>€4 990.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

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## Price change history

€978 000 on Apr 10, 2025

