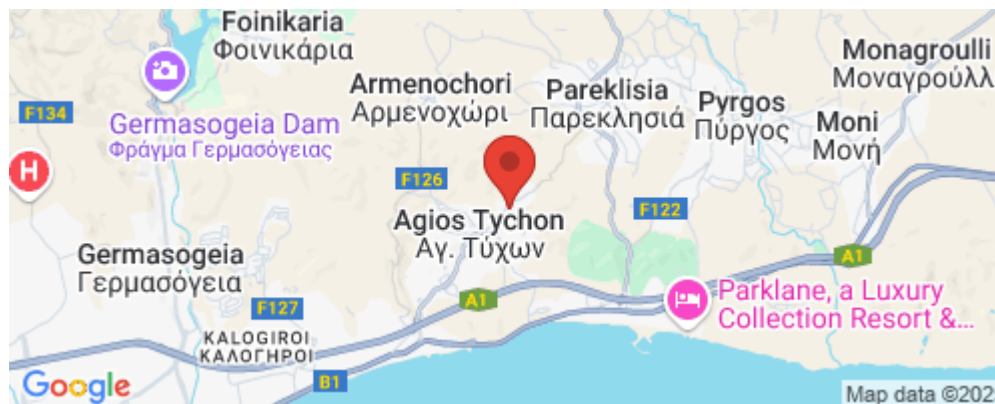


## 775m<sup>2</sup> House for Sale in Agios Tychonas, Limassol District

A new project of two luxurious villas, situated in the prestigious Agios Tychonas area of Limassol, with equally easy access to the beach and the city centre. Located on the top of the hill, it offers a magnificent view of Agios Tychonas village and surrounding mountainous areas, and the sea. Due to its uneven surface and the fact that the architect did not want to intervene with nature, the project is designed as an integral part of the landscape.



The design concept has an additional detail, which makes this project unique and extraordinary. The huge basement for each building is built within the rock formation of the land. Fully equipped parking for 6-8 cars has been implemented ...

### Property Info

Covered Area	<b>775</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>880</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>13825</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
View	<b>Sea view</b>

### Amenities

- Gym

### Location

**Location:** Agios Tychonas  
**Coordinates:** **34.72861209982 / 33.143258933655**

Region: **Limassol**

## Price: €3 350 000 + VAT

VAT for this property is **€545,726** or **€636,500**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 323.00/m²</b>		

## Representative: Purple International Real Estate

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License number	<b>512/E</b>	Legal name	<b>A.A. Purple Real Estate Ltd</b>
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## Price change history

€3 350 000 on May 2, 2025



