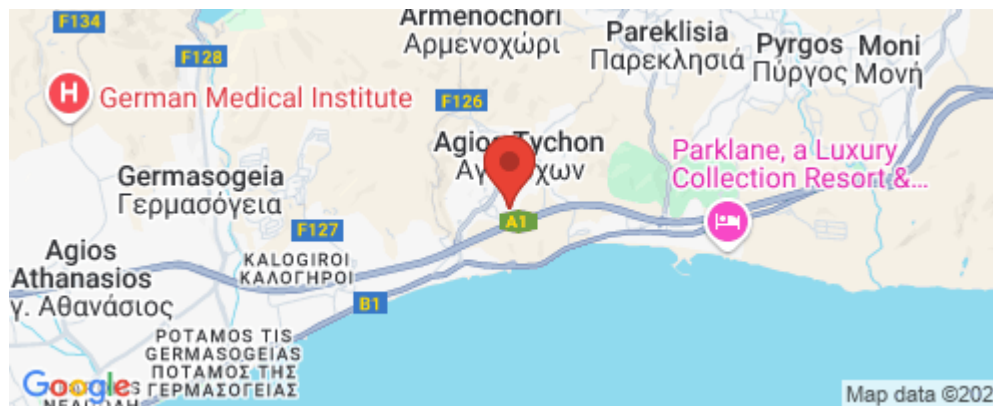


## 3 Bedroom House for Sale in Agios Tychonas, Limassol District

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



Located in Agios Tychonas, a charming coastal area in western Limassol, this is an ideal location for those seeking a luxurious and peaceful lifestyle. This exclusive area offers a wide range of amenities whilst being close to gorgeous sandy beaches, making it a perfect place to call home.

\* Electric Underfloor Heating \* Provision for Air Conditioning System with Split Units \* Communal swimming pool with changing rooms \* Communal BBQ & kiosk area \* Kids playground

### Property Info

Covered Area	<b>153</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>405</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>14225</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- BBQ zone

### Location

**Location:** Agios Tychonas  
**Coordinates:** **34.717706712289 / 33.136476087391**

Region: **Limassol**

## Price: €800 000 + VAT

VAT for this property is **€42,196** or **€152,000**. 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>€5 229.00/m²</b>		

## Representative: Purple International Real Estate

Registration number	<b>1052</b>	Email	<b>info@purpleinternational.eu</b>
License number	<b>512/E</b>	Legal name	<b>A.A. Purple Real Estate Ltd</b>
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## Price change history

€800 000 on May 2, 2025







