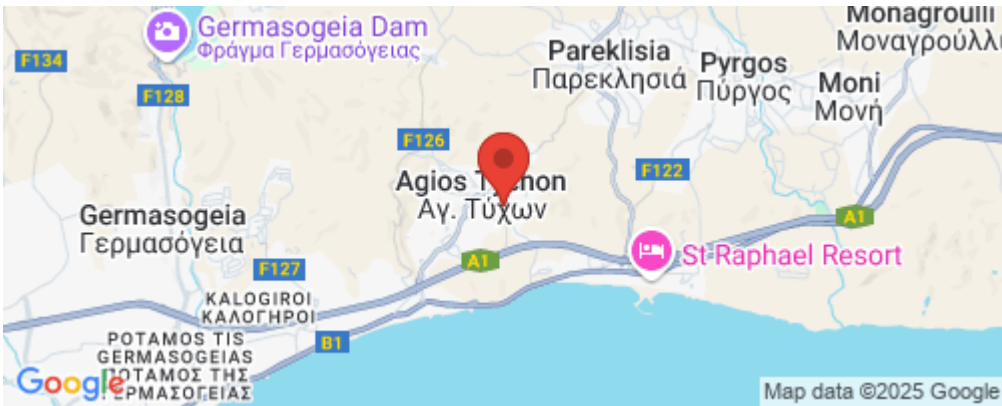


3 Bedroom House for Sale in Agios Tychonas, Limassol District

Welcome to this exquisite 3-bedroom villa nestled in the serene neighbourhood of Agios Tychonas, Limassol. This magnificent home offers an unparalleled living experience, combining spacious elegance with lush outdoor beauty. Boasting a private pool, meticulously landscaped garden, and a host of luxurious features, this property promises a life of comfort, convenience, and tranquility. Located with easy access to the highway, amenities are just 3 kilometers away, the airport is 60 kilometers away, and the sea is a mere 4 kilometers from your doorstep.



This splendid villa spans two floors, offering a well-thought-out floor plan that ensures maximum comfort and functionality. A large ...

Property Info

Covered Area	345
Heating	Central Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	1959
Pool	Yes
Parking	Uncovered, Yes

Additional info

Reference Number	13621
Property type	House
Condition	Pre-Owned
Bathrooms	3
View	Sea view

Amenities

- Guest WC

Location

**Location:** Agios Tychonas  
**Coordinates:** 34.72359827688 / 33.141842094571

Region: **Limassol**

## Price: €1 200 000 + VAT

VAT for this property is **€154,957** or **€228,000**. 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>~€44 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 478.00/m<sup>2</sup></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

€1 200 000 on May 16, 2025







