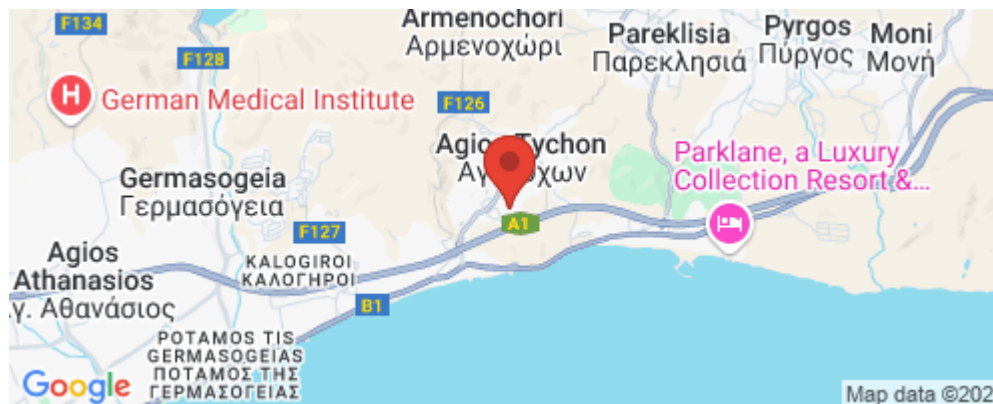


## 4 Bedroom House for Sale in Agios Tychonas, Limassol District

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>177</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>396</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>14226</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>4</b>

### Amenities

- BBQ zone

### Location

**Location:** Agios Tychonas  
Coordinates: **34.717858394806 / 33.136294367403**

Region: **Limassol**

## Price: €925 000 + VAT

VAT for this property is **€66,004** or **€175,750**. 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>€5 226.00/m<sup>2</sup></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

€925 000 on May 22, 2025







