

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

Reference ID: #SA36579 Price details: €640,000 +VAT These modern three bedroom townhouses with roof garden are located in the gated complex in Agios Tychonas. The location of the complex offers exceptional balance of serene living and convenient access to the city's amenities. The townhouses meets the highest standards of energy efficiency (Grade A) and have a dedicated socket for electric vehicle. All the engineering systems and equipment are BMS (smart home) ready. Underfloor water heating with heat pumps, air conditioning. The complex has a common swimming pool and barbecue area. Delivery date: Q4 2026

#### Property Info

Covered Area  
Total Number of Floors

**157**  
**3**

#### Plot / Area Info

Plot area **202**

#### Additional info

Reference Number  
Property type  
Condition  
Construction Year  
Bathrooms

**SA36579**  
**House**  
**Under Construction**  
**2026**  
**2**

#### Amenities

#### Location

**Location:** Agios Tychonas  
Coordinates: **34.731459085837 / 33.145715460343**

Region: **Limassol**

## Price: €640 000 + VAT

VAT for this property is **€35,995** or **€121,600**. 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>€4 076.00/m<sup>2</sup></b>		

## Representative: Smart Assets

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## Price change history

€640 000 on May 28, 2025

