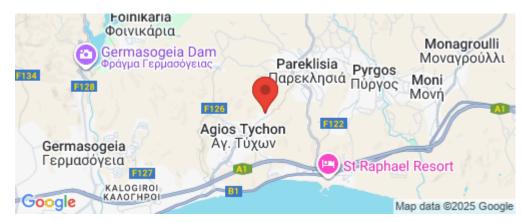


## 3 Bedroom House for Sale in Agios Tychonas, Limassol District

A brand new serene gated community in Limassol, designed for those who appreciate tranquility, close proximity to urban amenities, and stunning sea views



Here, you can enjoy the best of both worlds — a peaceful escape where nature's sounds fill the morning air, yet just a stone's throw away from the vibrant city life

## General features:

- Prime location
   In Limassol's top area, the prestigious Agios Tychonas, just 5 minutes driving to the beach
- Gated community Ensures privacy and security for all residents
- Quiet surroundings Free from city and highway noise, a tranquil retreat where birdsong greets the morning...

Property Info Plot / Area Info Additional info

INDEX

157

2

Covered Veranda **17** 

**Total Number of Floors** 

**Energy Efficiency** 

Heating

Air Conditioning

Plot area

**Underfloor Heating, Yes** 

Pool

202

Common, Yes

Region: Limassol

Reference Number

Property type

Bathrooms View

6386 House 2

Sea view

**Amenities** 

Roof Garden

Location

**Location:** Agios Tychonas

All rooms, Yes

Coordinates: 34.73132334066 / 33.145644601841



**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 Excluded Title transfer fee  $\sim$  £22 200.00 Common expenses None Price per SQM  $\notin$  4 076.00/m<sup>2</sup>

## **Representative: RealDeal Estates**

Registration number 1311 Email info@realdeal.cy
License number 247/E Legal name Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333** 

## **Price change history**

€640 000 on May 29, 2025







Townhouses

Ground floo







TOTAL AREA: 183 M²