

## 4 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

Covered Area	<b>259</b>
Covered Veranda	<b>38</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>480</b>
Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>6388</b>
Property type	<b>House</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

### Amenities

Amenities	Location	
• Parking	<b>Location:</b> Agios Tychonas <b>Coordinates:</b> 34.73132334066 / 33.145644601841	<b>Region:</b> Limassol

## Price: €990 000 + VAT

VAT for this property is **€107,830** or **€188,100**. 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 Price per SQM	<b>~€36 200.00</b> <b>€3 822.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€990 000 on May 29, 2025





Villas

Villa 1



Entrance level

Type

4Bd

Total covered area

259

Internal area

221

Covered veranda area

38

Ground floor

First floor

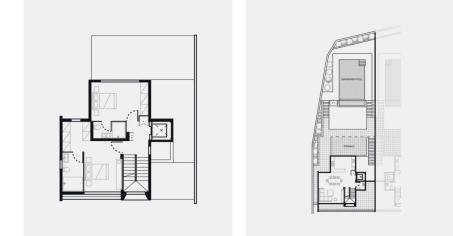
Roof garden area

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Landplot size

Villas

Villa 1



First floor

Roof garden area

—

Landplot size

480

Pool

—

Private

TOTAL AREA: 259 M<sup>2</sup>