

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

For sale: A well-maintained resale villa offering spacious living in sought-after Agios Tychonas. This property features 4 comfortable bedrooms and 1 modern bathroom within a generous internal space. The villa is set on a large plot, providing ample privacy and outdoor room to enjoy the beautiful surroundings. 

Step inside to find the home fully furnished with tastefully selected pieces, making it ready to move in. The property boasts an energy efficiency rating of A, ensuring low running costs and a comfortable environment all year round. The central air conditioning system and underfloor heating further enhance your comfort in every season.

Outdoors, a private swimming pool...

### Property Info

Covered Area	<b>400</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1620</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>26601</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>
View	<b>Sea view</b>

### Amenities

- BBQ zone

### Location

**Location:** Agios Tychonas  
**Coordinates:** **34.71967716542 / 33.14434134081**

Region: **Limassol**

## Price: €5 000 000 + VAT

VAT for this property is **€687,500** or **€950,000**. 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>~€196 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€12 500.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€5 000 000 on Jun 4, 2025





