

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

New project located in one of most popular areas in Limassol- Agios Tychonas.



Villa is composed of 4 bedrooms, a private garden and a roof terrace with an optional private pool.

Located at just 3 minutes from the most renowned hotels in Limassol, the project will be an added value to Agios Tychonas town!

### Property Info

Covered Area	<b>184</b>
Covered Veranda	<b>32</b>
Uncovered Veranda	<b>3</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

Parking **Covered, Yes**

### Additional info

Reference Number	<b>6615</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>4</b>

### Amenities

- Roof Garden

### Location

**Location:** Agios Tychonas  
 Coordinates: **34.715944524619 / 33.129690868383**

Region: **Limassol**

## Price: €740 000 + VAT

VAT for this property is **€56,143** or **€140,600**. 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>€4 022.00/m<sup>2</sup></b>		

## 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>
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## Price change history

€740 000 on Jun 5, 2025





## VILLA 4

271 SQM Plot Area  
 4(3+1) Bedrooms  
 4 Bathrooms  
 151.9 SQM Internal Area  
 32.8 SQM Covered Veranda  
 3.7 SQM Uncovered Veranda  
 177.7 SQM Garden  
 33.7 SQM Uncovered Roof Terrace  
 16.5 SQM Covered Parking

GROUND FLOOR



FIRST FLOOR



ROOF GARDEN

