

4 Bedroom House for Sale in Agios Tychonas, Limassol District

Located in one of Limassol’s most sought-after residential areas, this beautifully presented furnished villa offers luxury, comfort, and privacy in the quiet and prestigious neighbourhood of Agios Tychonas.

Key Features:

4 spacious bedrooms: Two large bedrooms with en-suite showers upstairs, plus two additional bedrooms sharing a third bathroom

Open-plan layout: Elegant interior with a seamless flow between living, dining, and kitchen areas, featuring a cozy fireplace

Outdoor living: Beautifully landscaped mature gardens, private swimming pool, and expansive terrace perfect for entertaining or relaxing

Modern amenities: Underfloor heating (diesel), spl...

Property Info		Plot / Area Info		Additional info	
Covered Area	290	Plot area	475	Reference Number	30128
Furnishing	Furnished	Pool	Yes	Property type	House
Heating	Underfloor Heating, Yes	Parking	Covered, Yes	Condition	Pre-Owned
Air Conditioning	All rooms, Yes			Bathrooms	3
Amenities		Location			
• Guest WC		Location: Agios Tychonas		Region: Limassol	
		Coordinates: 34.72652 / 33.141289			

## Price: €1 350 000 + VAT

VAT for this property is **€158,741** or **€256,500**. 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>~€50 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 655.00/m²</b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€1 350 000 on Jun 28, 2025

























