

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

For sale: This elegant resale villa offers spacious living with a modern design and high-quality finishes. With 3 comfortable bedrooms plus 1 maid's room or studio and generous internal space. The villa provides plenty of room for family life and entertaining guests. Enjoy year-round comfort with energy efficiency A+ and underfloor heating throughout the home. ✖

Step outside to a private swimming pool, perfect for relaxing or hosting friends. Unwind in your own Jacuzzi or stay active in the dedicated gym area. The villa's layout is both practical and luxurious, blending open living areas with cozy bedrooms.

Located in the desirable area of Agios Tychonas, this prop...

#### Property Info

Covered Area	<b>275</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>590</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>27134</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>

#### Amenities

- Gym

#### Location

**Location:** Agios Tychonas  
 Coordinates: **34.712630684045 / 33.128160303174**

Region: **Limassol**

## Price: €1 850 000 + VAT

VAT for this property is **€210,227** or **€351,500**. 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>~€70 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 727.00/m<sup>2</sup></b>		

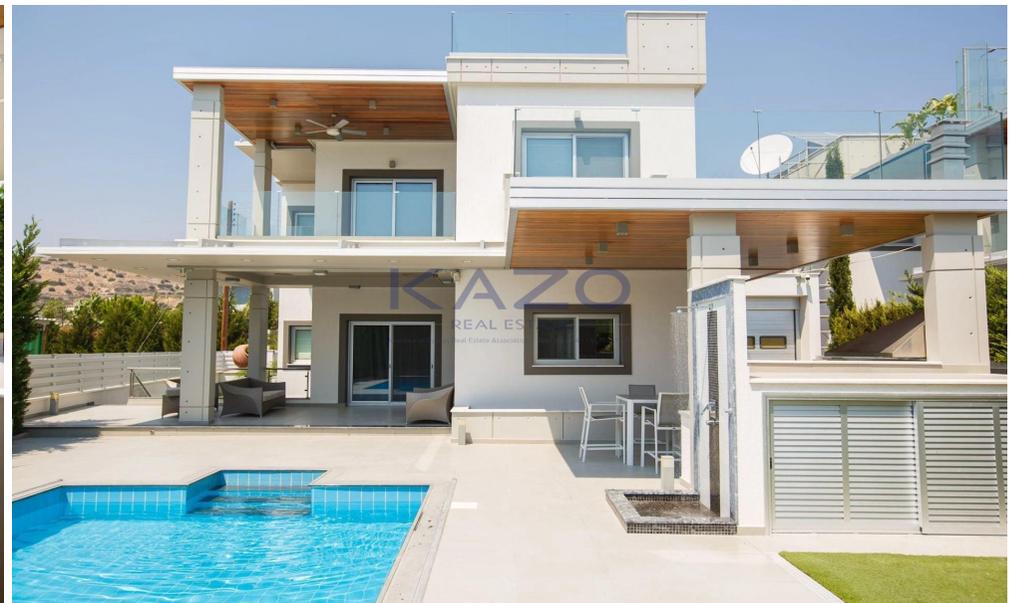
## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€1 850 000 on Aug 22, 2025





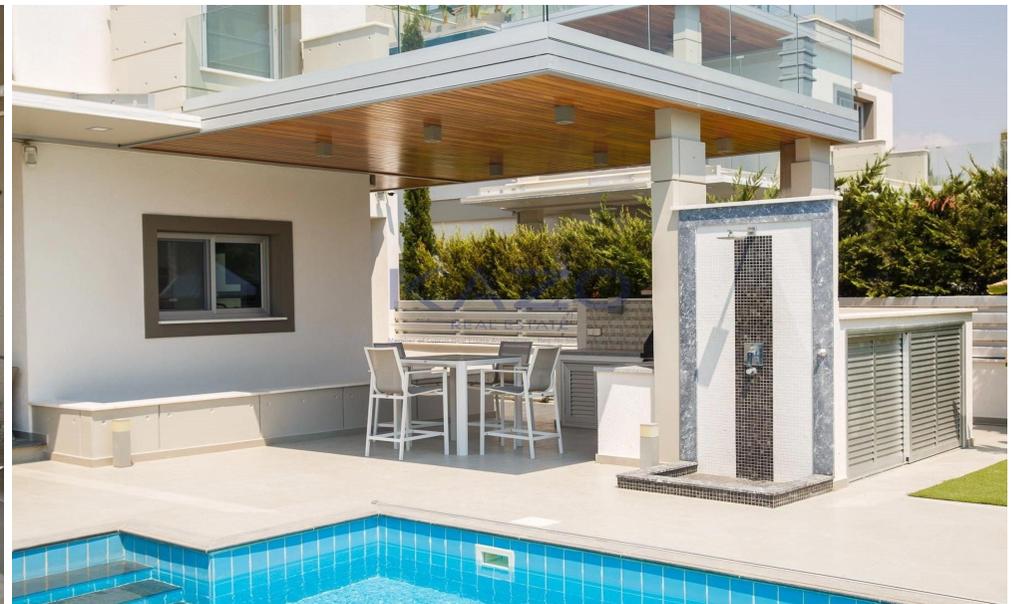
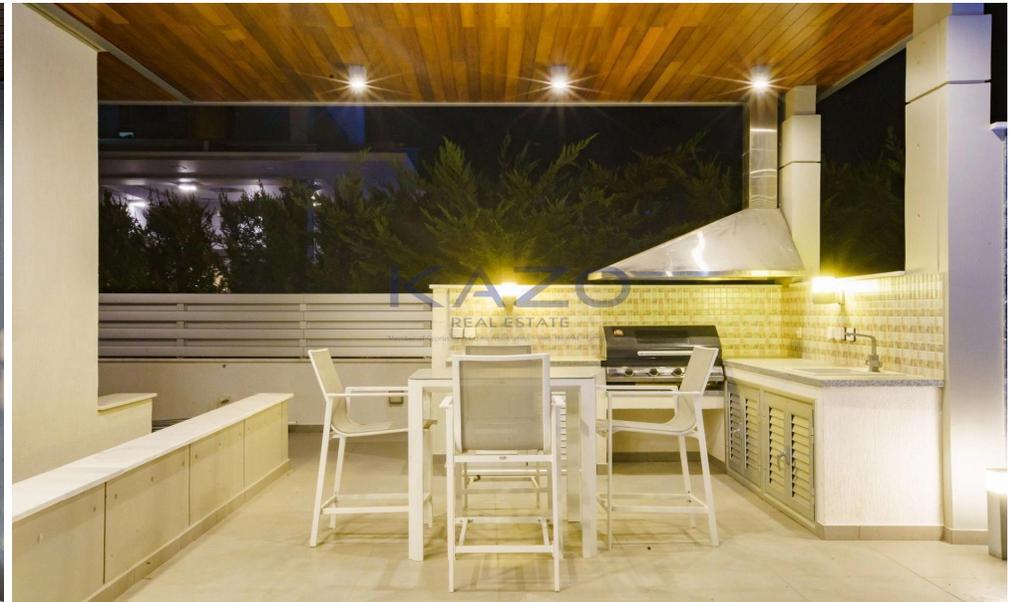














SITE FLOOR PLAN



BASEMENT PLAN



GROUND FLOOR PLAN



1ST FLOOR PLAN

