


## 387m² House for Sale in Agios Tychonas, Limassol District

For sale: Spacious resale villa located in the sought-after area of Agios Tychonas. This beautiful property has an internal space of 387 m², offering 7 bedrooms and 5 bathrooms, making it ideal for large families or those who love to entertain guests. The villa combines comfort and modern living, set on a large plot with a private swimming pool and well-maintained garden. 

Agios Tychonas is known for its tranquil atmosphere, scenic sea views, and easy access to all nearby amenities. The area is popular for its beautiful beaches and green surroundings, offering a peaceful lifestyle while being close to shops, restaurants, and entertainment options. Conveniently located near the high...

### Property Info

Covered Area **387**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **1265**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **27615**  
Property type **House**  
Condition **Pre-Owned**  
View **Sea view**

### Amenities

- BBQ zone

### Location

**Location:** Agios Tychonas Region: **Limassol**  
Coordinates: **34.713159071153 / 33.122398918429**

## Price: €3 188 000 + VAT

VAT for this property is **€432,728** or **€605,720**. 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>~€124 120.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 238.00/m²</b>		

## Representative: Kazo Real Estate

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

€3 188 000 on Aug 27, 2025

























