

### 3 Bedroom House for Sale in Limassol District

For sale is a beautiful resale villa with a total internal space of 174 m<sup>2</sup>, offering comfort and style in every corner. This spacious home features three bedrooms, making it an excellent choice for families or those seeking extra room for guests and a home office. The property is designed to provide a welcoming atmosphere, with well-planned living and dining spaces, and plenty of natural light throughout. ✖

The villa is located in the popular Agios Tychonas Tourist Area. This sought-after neighborhood is known for its lively atmosphere and excellent amenities. Residents enjoy easy access to sandy beaches, waterfront cafes, high-end restaurants, and plenty of leisure activities. The ...

#### Property Info

Covered Area **174**  
 Heating **Central Heating, Yes**

#### Plot / Area Info

Plot area **345**  
 Pool **Yes**  
 Parking **Uncovered, Yes**

#### Additional info

Reference Number **26646**  
 Property type **House**  
 Condition **Pre-Owned**  
 View **Sea view**

#### Amenities

#### Location

Region: **Limassol**  
 Coordinates: **34.714029815022 / 33.153328434679**

## Price: €1 320 000 + VAT

VAT for this property is **€91,490** or **€250,800**. 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>~€49 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 586.00/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

€1 320 000 on Sep 23, 2025

