

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

Discover the epitome of refined coastal living with this exclusive villa, nestled in the prestigious Gerokampos-Amathusa area of Limassol. Just a  short five-minute walk from the luxurious Amara Hotel and its pristine sandy beach, this property combines modern elegance, privacy, and exceptional investment potential.

This thoughtfully designed villa offers 168 m<sup>2</sup> of elegant interior living space, complemented by 13 m<sup>2</sup> of covered verandas and 68 m<sup>2</sup> of open terraces, perfect for enjoying Mediterranean outdoor living. The current layout includes three spacious bedrooms, with the flexibility to expand to four, ensuring the home adapts to your needs.

The private heated swimming po...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>181</b>			Reference Number	<b>10979</b>
Covered Veranda	<b>13</b>	Plot area	<b>600</b>	Property type	<b>House</b>
Uncovered Veranda	<b>68</b>	Pool	<b>Yes</b>	Condition	<b>Pre-Owned</b>
Furnishing	<b>Furnished</b>	Parking	<b>Covered, Yes</b>	Construction Year	<b>2001-2010</b>
Heating	<b>Underfloor Heating, Yes</b>			Bathrooms	<b>3</b>
Air Conditioning	<b>All rooms, Yes</b>				

Amilities	Location	Region
• Parking	<b>Location:</b> Agios Tychonas Coordinates: <b>34.715827 / 33.154914</b>	<b>Limassol</b>

## Price: €1 150 000 + VAT

VAT for this property is **€85,075** or **€218,500**. 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 Price per SQM	<b>~€42 600.00</b> <b>€6 354.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€1 150 000 on Oct 8, 2025











