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 m² of elegant interior living space, complemented by 13 m² of covered verandas and 68 m² 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

Covered Area	**181**
Covered Veranda	**13**
Uncovered Veranda	**68**
Furnishing	**Furnished**
Heating	**Underfloor Heating, Yes**
Air Conditioning	**All rooms, Yes**

Plot / Area Info

Plot area	**600**
Pool	**Yes**
Parking	**Covered, Yes**

Additional info

Reference Number	**10979**
Property type	**House**
Condition	**Pre-Owned**
Construction Year	**2001-2010**
Bathrooms	**3**

Amenities

- Parking

Location

Location: Agios Tychonas   Region: **Limassol**
Coordinates: **34.715827 / 33.154914**

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	**Excluded**	Title transfer fee Price per SQM	**~€42 600.00** **€6 354.00/m²**	Common expenses	**None**

Representative: Cyprus Sotheby's International Realty

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Price change history

€1 150 000 on Oct 8, 2025