

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
Coordinates: **34.715827 / 33.154914**

Region: **Limassol**

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	~€42 600.00	Common expenses	None
		Price per SQM	€6 354.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€1 150 000 on Oct 8, 2025











