

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

Nestled in the prestigious area of Agios Tychonas in Limassol, this exclusive collection of modern villas offers the perfect balance of privacy, comfort, and coastal elegance. Located just 3 minutes from the beach and iconic five-star resorts such as Amathus, Mediterranean, and Four Seasons, the project promises a lifestyle of sophistication and convenience, while being just 2 minutes from the highway provides quick access to Limassol's vibrant city life and easy commute to other regions of the island. X

Each villa features 3+1 bedrooms, expansive living spaces, optional rooftop terraces and seamless indoor-outdoor transitions designed for modern family living. Floor-to-ceiling wind...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>184</b>				
Covered Veranda	<b>32</b>			Reference Number	<b>12002</b>
Uncovered Veranda	<b>3</b>	Plot area	<b>271</b>	Property type	<b>House</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Heating	<b>Autonomous Heating, Yes</b>			Bathrooms	<b>4</b>
Air Conditioning	<b>All rooms, Yes</b>				

Amilities	Location	Region
• Parking	<b>Location:</b> Agios Tychonas Coordinates: <b>34.715981 / 33.129678</b>	<b>Limassol</b>

## Price: €740 000 + VAT

VAT for this property is **€56,143** or **€140,600**. 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>None</b> <b>€4 022.00/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

€740 000 on Oct 8, 2025



