

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

Set in the prestigious area of Agios Tychonas, this modern three-bedroom villa combines elegance, comfort, and functionality, just minutes away from Limassol's most renowned seafront hotels, including the Four Seasons, Amathus, and Amara. Its privileged location ensures quick access to the beach and the city, while offering the privacy of a prime residential neighborhood.



The villa unfolds across two levels, thoughtfully designed to meet the needs of contemporary living. The ground floor features a spacious open-plan living and dining area, a modern kitchen, a TV room, and a guest toilet. On the upper level, three bright bedrooms provide comfort and tranquility, with two bathrooms...

### Property Info

Covered Area	<b>270</b>
Furnishing	<b>Furnished</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>659</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>14222</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>3</b>

### Amenities

#### Location

**Location:** Agios Tychonas      Region: **Limassol**  
**Coordinates:** **34.717278 / 33.13105**

## Price: €1 500 000 + VAT

VAT for this property is **€168,333** or **€285,000**. 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>~€56 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 556.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€1 400 000 on Oct 9, 2025  
 €1 500 000 on Nov 21, 2025











