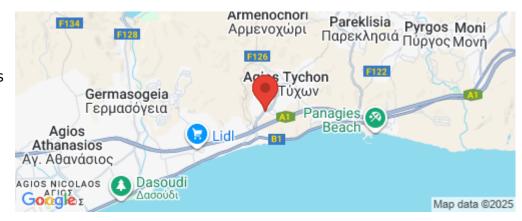


## 3 Bedroom House for Sale in Agios Tychonas, Limassol District

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		Plot / Area Info		Additional info	
Covered Area Furnishing Heating	270 Furnished Autonomous Heating, Yes	Plot area Pool	659 Yes	Reference Number Property type Condition Construction Year	14222 House Pre-Owned 2001-2010
Air Conditioning	tioning All rooms, Yes			Bathrooms	3

Amenities Location

**Location:** Agios Tychonas Region: **Limassol** 

Coordinates: 34.717278 / 33.13105



**Price: €1 400 000 + VAT** 

VAT for this property is €157,111 or €266,000. 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 Excluded Title transfer fee  $\sim$  £52 600.00 Common expenses None Price per SQM £5 185.00/m<sup>2</sup>

## Representative: Cyprus Sotheby's International Realty

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## **Price change history**

€1 400 000 on Oct 9, 2025























