

## 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... X

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

Amenities	Location
	<b>Location:</b> Agios Tychonas
	Region: <b>Limassol</b>
	Coordinates: <b>34.717278 / 33.13105</b>

## 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 Price per SQM	<b>~€56 600.00</b> <b>€5 556.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>

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## Price change history

€1 400 000 on Oct 9, 2025

€1 500 000 on Nov 21, 2025











