

3 Bedroom House for Sale in Limassol District

This attractive villa is situated in a prestigious cottage settlement in the Agios Tychon tourist area, within walking distance of the sea and set in a secure gated community with 24-hour security and CCTV. The location offers both coastal convenience and a tranquil residential atmosphere.

The property features an open and comfortable layout including a living room with fireplace, a semi-fitted kitchen and three bedrooms served by three bathrooms. The first-floor bedrooms include balconies that capture sea and mountain views, and the interior finishes reflect a contemporary aesthetic.

Outdoor amenities include a private swimming pool, mature garden and covered parking. The v...

| Property Info |     | Plot / Area Info |              | Additional info   |           |
|---------------|-----|------------------|--------------|-------------------|-----------|
| Covered Area  | 168 | Plot area        | 450          | Reference Number  | 239903    |
|               |     | Pool             | Yes          | Property type     | House     |
|               |     | Parking          | Covered, Yes | Condition         | Pre-Owned |
|               |     |                  |              | Construction Year | 2012      |
|               |     |                  |              | Bathrooms         | 3         |

Amenities

- Parking

Location

Region: Limassol

## Price: €1 150 000 + VAT

VAT for this property is **€74,750** 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 | <b>Excluded</b> | Title transfer fee | <b>~€42 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 845.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
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## Price change history

€1 150 000 on Oct 11, 2025













