

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

Modern 3-bedroom villa with a 400 m<sup>2</sup> plot, offering luxury and comfort in every detail. The property features 130 m<sup>2</sup> of main living space plus a 120 m<sup>2</sup> basement, three master bedrooms, and a guest toilet. Enjoy premium amenities such as an elevator, underfloor heating, and a private swimming pool, making this home perfect for modern family living or elegant entertaining.

### Property Info

Covered Area	<b>250</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>400</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>240056</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>

### Amenities

#### Location

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

## Price: €840 000 + VAT

VAT for this property is **€89,040** or **€159,600**. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 360.00/m²</b>		

## Representative: MySpace

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## Price change history

€840 000 on Oct 21, 2025

