

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

Villa for Sale in Limassol (Agios Tychonas) - Prime Location

□ Villa for Sale — Limassol, Agios Tychonas

Modern villa in the prestigious area of Agios Tychonas, only 3 minutes from Four Seasons beach and 2 minutes to the highway exits (Agios Tychonas & Mouttagiaka), close to all amenities.

Property Details:

Plot: 400 m<sup>2</sup>

Total area: 299 m<sup>2</sup>

Covered area (without verandas): 250 m<sup>2</sup>

□ Title deed available

Layout:

Ground floor: hall, living room, kitchen, dining area, guest WC

First floor: 3 bedrooms, 2 bathrooms (bath & shower)

Basement: office/guest room, living room, sauna, laundry, storage, server ro...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>300</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>240066</b>    |
| Property type     | <b>House</b>     |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2019</b>      |
| Bathrooms         | <b>4</b>         |

### Amenities

### Location

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

## Price: €1 499 000 + VAT

VAT for this property is **€179,880** or **€284,810**. 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>~€56 560.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 997.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |   |
|--|--------------|------------|---|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                   |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€1 449 000 on Oct 22, 2025  
 €1 499 000 on Mar 13, 2026



