

## 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



