

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

Luxurious Villa for Sale - Modern Design with Rooftop Garden and Pool

### Property Overview:

- Villa Name: Villa 3
- Plot Area: 281 sqm
- Internal Area: 151.9 sqm
- Garden Area: 187.7 sqm

### Key Features:

- Bedrooms: 4 (including a separate room/office)
- Bathrooms: 4
- Parking: 16.5 sqm covered parking

### Layout Highlights:

#### Ground Floor:

- Spacious living and dining area
- Fully equipped modern kitchen
- Covered veranda (32.8 sqm)
- Private swimming pool with landscaped garden

#### First Floor:

- Master bedrooms with en-suite shower.
- Family sitting area

?...

**Property Info**

**Plot / Area Info**

**Additional info**

**152****Unfurnished****N/A****All rooms, Yes**

Plot area

Pool

Parking

**281****Yes****Covered, Yes**

Reference Number

**10313**

Property type

**House**

Condition

**Under Construction**

Bathrooms

**4****Amenities**

- Balcony

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

## Price: €750 000 + VAT

VAT for this property is **€38,882** or **€142,500**. 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 Price per SQM	<b>None</b> <b>€4 934.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: 4BuyandSell

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## Price change history

€750 000 on Oct 29, 2025



## MASS PLAN



**CONSTRUCTION  
IN PROGRESS ...**





## VILLA 3

281 SQM Plot Area  
4 (3+1) Bedrooms  
4 Bathrooms  
15.3 SQM Internal Area  
32.8 SQM Covered Veranda  
3.7 SQM Uncovered Veranda  
187.7 SQM Garden  
33.7 SQM Uncovered Roof Terrace  
16.5 SQM Covered Parking

### GROUND FLOOR



### FIRST FLOOR



### ROOF GARDEN

