

This elegant three-bedroom villa offers modern, comfortable living in a prestigious and peaceful suburb of Limassol. Nestled among green hills, the property provides privacy and tranquility while remaining close to the sea, business center, and luxury hotels.

- Three spacious bedrooms with bright, open-plan living areas
- High ceilings and panoramic windows for natural light
- Use of natural wood, stone, and porcelain tiles
- Integrated heated floors for year-round comfort
- Kitchens and sanitary ware from leading European brands

- Large communal swimming pool and modern gym
- Padel te...

Property Info		Plot / Area Info		Additional info	
Covered Area	214	Pool	Common, Yes	Reference Number	10827
Covered Veranda	19			Property type	House
Total Number of Floors	2			Bathrooms	3

**Amenities** **Location**  
**Location:** Agios Tychonas **Region:** **Limassol**  
**Coordinates:** **34.728986720945 / 33.136686091361**

## Price: €1 105 670 + VAT

VAT for this property is **€101,577** or **€210,077**. 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>~€40 826.80</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 167.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€1 105 670 on Dec 12, 2025









