


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

Brand new, ready-to-move-in 3-bedroom villa for sale in an exclusive residential complex in Agios Tychonas, just 900 meters from the sea, offering beautiful views of the sea, the city and the mountains. 

### Key Features:

- 3 bedrooms
- 3 W/C
- Covered internal area: 161 m<sup>2</sup>
- Covered verandas: 17 m<sup>2</sup>
- Total covered area: 178 m<sup>2</sup>
- Uncovered veranda: 50 m<sup>2</sup>
- Plot size: 423 m<sup>2</sup>
- Master bedroom en-suite
- Storage room
- Parking space
- Delivery: 2025

### Additional Features & Amenities:

- Premium-class villa with panoramic sea and mountain views
- Exceptional construction qu...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **161**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

Plot area **423**  
 Pool **Yes**  
 Parking **Covered, Yes**

Reference Number **17494**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **3**  
 View **Sea view**

- Guest WC

**Location**

**Location:** Agios Tychonas

Region: **Limassol**

Coordinates: **34.719964414944 / 33.144167974907**

## Price: €1 400 000 + VAT

VAT for this property is **€83,391** or **€266,000**. 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>€8 696.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
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## Price change history

€1 400 000 on Mar 12, 2026



