

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

Luxury 3 bedroom villa for sale in the area of Agios Tychonas, Limassol. The villa is part of an exclusive gated community with a limited number of houses, providing a high level of privacy. Each villa has a private infinity pool (vanishing-edge), a terraced garden and spacious relaxation areas. The house offers over 600 m2 of living space, including two levels and a separate wellness floor with a gym, sauna and wine cellar. The interiors are made using premium materials such as natural stone, marble and white oak veneer, emphasizing the high status of the facility. The villa is equipped with modern technologies: water underfloor heating, hidden air conditioning systems and the KNX smart ho...

#### Property Info

Covered Area **650**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **213166**  
 Property type **House**  
 Condition **Under Construction**  
 Bathrooms **3**

#### Amenities

#### Location

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

## Price: €4 670 000 + VAT

VAT for this property is **€736,423** or **€887,300**. 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>€7 185.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35796644888</b>			

## Price change history

€4 670 000 on Apr 25, 2026

