

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

Reference ID: #SA33113 Price details: €725,000 +VAT Project located in Agios Tychonas Area, in charming area of eastern Limassol. It is an ideal location for those seeking a luxurious and peaceful lifestyle. This exclusive area offers a wide range of amenities whilst being just footsteps away from gorgeous sandy beaches making it a perfect place to call home. A private gated housing complex consisting of 11 houses of 3-4 bedrooms ensuite each with communal swimming pool, BBQ kiosk area and kid's playground. All houses are rated with the Grade A Energy Efficiency. IN THE PRICES ARE INCLUDED: Electric Under floor Heating Provision for Air Conditioning System with Split Uni...



#### Property Info

Covered Area	<b>170</b>
Covered Veranda	<b>32</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>384</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>SA33113</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

#### Amenities

- Storage room

#### Location

**Location:** Agios Tychonas  
 Coordinates: **34.716721221096 / 33.136255857483**

Region: **Limassol**

## Price: €725 000 + VAT

VAT for this property is **€48,191** or **€137,750**. 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>€4 265.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€700 000 on Dec 23, 2023

€725 000 on Sep 21, 2024



