

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

Reference ID: #SA33043 Price details: €990,000 Nestled in the exclusive Amathusa Coastal Heights, this exquisite 3-bedroom villa epitomizes coastal luxury living. Situated just 200 meters from the azure sea and a stroll away from amenities like supermarkets, restaurants, and cafes, the residence offers both convenience and serenity. The meticulously designed house features: 3 bedrooms 3 bathrooms, including a master bathroom and two showers A well-appointed kitchen with a dining area 2 spacious verandas A lush mature garden with a covered patio BBQ area for outdoor entertaining A private swimming pool adorned with a new liner Air conditioning for climate control Diesel central heating Photovoltaic s...



### Property Info

Covered Area	<b>260</b>
Covered Veranda	<b>109</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>420</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA33043</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

- Storage room

### Location

**Location:** Agios Tychonas

Region: **Limassol**

Coordinates: **34.715334748167 / 33.154643223856**

## Price: €990 000 + VAT

VAT for this property is **€108,138** or **€188,100**. 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>~€36 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 808.00/m²</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: +35777000111			

## Price change history

€1 350 000 on Dec 23, 2023  
 €990 000 on Nov 19, 2024









