

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

Reference ID: #SA32785 Price details: €649,000 This modern villa in Agios Tychonas, Limassol, is a true gem, situated just a 5-minute walk from the Four Seasons beach. Its convenient location offers proximity to various amenities and easy access to the highway, all within the security of a closed neighborhood. This spacious villa spans three levels, providing ample space and luxury. The ground floor features an expansive living room, a guest bathroom, an open kitchen, and a dining area that leads to a generous veranda with a barbecue space and a sprawling garden surrounding a refreshing swimming pool. The upper level includes a master en-suite bedroom with a shower and a walk-in closet, two r... ✖

### Property Info

Covered Area	<b>250</b>
Covered Veranda	<b>50</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>800</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA32785</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2012</b>
Bathrooms	<b>4</b>

### Amenities

- Storage room

### Location

**Location:** Agios Tychonas  
**Region:** Limassol  
**Coordinates:** **34.713222534313 / 33.12815058968**

## Price: €649 000 + VAT

VAT for this property is **€68,794** or **€123,310**. 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>~€22 560.00</b>		
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 596.00/m<sup>2</sup></b>	Common expenses	<b>None</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

€920 000 on Dec 23, 2023  
€850 000 on Jan 25, 2025  
€780 000 on Feb 18, 2025  
€695 000 on Apr 16, 2025  
€649 000 on Jun 19, 2025





