

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...



Additional info

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

Plot area	800
Pool	Yes
Parking	Covered, Yes

Reference Number	SA32785
Property type	House
Condition	Pre-Owned
Construction Year	2012
Bathrooms	4

Location

- Storage room

Location: Agios Tychonas

Region: **Limassol**Coordinates: **34.71322534313 / 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	Excluded	Title transfer fee	~€22 560.00	Common expenses	None
Title deed	Has Title	Price per SQM	€2 596.00/m²		

Representative: Smart Assets

Registration number	1109	Email	info@smartassets.com.cy
License number	317/E	Legal name	N/A
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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





