

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

Luxury modern design custom built villa in Agios Tychonas offering a covered area of 350m<sup>2</sup> and plot size 583m<sup>2</sup>. Offered fully furnished. Upper level: 3 all en suite bedrooms, master bedroom with walk in wardrobe and air bath, maids quarter, kitchenette. Modern open plan area on the ground level, with sitting/dining/ separate secondary sitting /lounge area, fully equipped kitchen with island bar, large secondary kitchen /utility area ,play room, security room with CCTV cameras. Under floor heating, central Hoover system, VRV a/c, alarm system. swimming pool and roof garden with nice views,also a lounge room with wc, external storeroom, BBQ with basin built in, outside shower. X

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>265</b>				
Covered Veranda	<b>10</b>				
Uncovered Veranda	<b>10</b>	Plot area	<b>583</b>	Reference Number	<b>H-107307</b>
Total Number of Floors	<b>2</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Furnishing	<b>Furnished</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Pre-Owned</b>
Heating	<b>Central Heating, Yes</b>			Bathrooms	<b>4</b>
Air Conditioning	<b>All rooms, Yes</b>				

Amilities	Location	Region
• Guest WC	<b>Location:</b> Agios Tychonas <b>Coordinates:</b> 34.72647885 / 33.13872438	<b>Limassol</b>

## Price: €1 850 000 + VAT

VAT for this property is **€204,896** or **€351,500**. 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 Price per SQM	<b>~€70 600.00</b> <b>€6 981.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€1 850 000 on Sep 4, 2023









