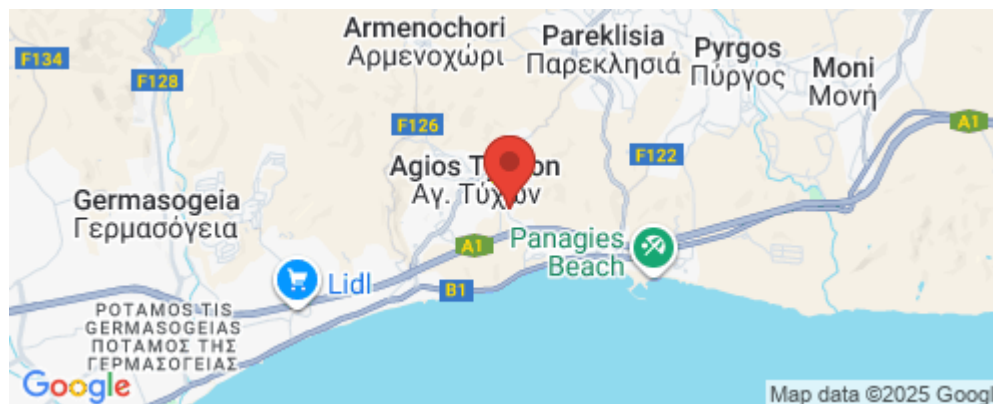


## 4 Bedroom House for Sale in Agios Tychonas, Limassol District

For sale Luxury Villas in the prestigious area of Amathounta, Limassol. Good, quiet location, only 900 meters away from the beach. A four levels construction perfectly situated on the shape of the plot. The stunning house enjoys both sea and city views combined with green surroundings. The premium location offers easy access to all amenities and is only 2 minutes away from the beach. The house offers a private swimming pool with all the comforts of ultimate privacy and laid-back luxury. Carefully constructed and designed with high specifications and elegant finishes that combine function with luxury.



Construction Stage: Under Construction (Delivery June 2024)

Bedrooms: 4 (6 R...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>378</b>            |
| Covered Veranda   | <b>68</b>             |
| Uncovered Veranda | <b>155</b>            |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>373</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>6525</b>               |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2025</b>               |
| Bathrooms         | <b>5+</b>                 |

### Amenities

### Location

**Location:** Agios Tychonas

Region: **Limassol**

Coordinates: **34.721004496007 / 33.1441138**

## Price: €1 740 000 + VAT

VAT for this property is **€233,933** or **€330,600**. 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>€4 603.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€1 390 000 on Jan 17, 2024  
€1 740 000 on Mar 13, 2024



