

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

Luxury five bedroom Villa in the exclusive area of Agios Tychonas within easy access to the beach road and all amenities.



Quality materials and design make this a comfortable modern family home.

High ceilings, feature lighting, marble floors, smart house system, underfloor heating and VRV concealed units are some of the features.

Focusing on natural materials and natural shades with wooden features.

Sitting/lounge/dining areas, with feature dual fireplace, guest wc, Italian kitchen with granite surfaces.

The first floor has four bedrooms, 2 of which are en suite, main bathroom, second floor has a further bedroom with shower/wc with access to the large terrace...

### Property Info

Covered Area

**302**

Heating

**Underfloor Heating, Yes**

Air Conditioning

**All rooms, Yes**

### Plot / Area Info

Plot area

**825**

Pool

**Yes**

Parking

**Covered, Yes**

### Additional info

Reference Number **18237**

Property type **House**

Condition **Brand New**

Bathrooms **4**

### Amenities

- Guest WC

### Location

**Location:** Agios Tychonas

Region: **Limassol**

Coordinates: **34.7258619 / 33.1404129**

## Price: €2 300 000 + VAT

VAT for this property is **€277,066** or **€437,000**. 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>None</b> <b>€7 616.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

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## Price change history

€2 300 000 on Jan 18, 2024











