

## 5 Bedroom House for Sale in Limassol District

villa with un-interrupted sea view.  
 10 minutes driving distance to the beach, villa deluxe  
 off plan, can commence as soon as agreed with the developers.

### RESIDENCE IN AYIOS TYCHONAS:

#### Architecture:

The villa has modern design with stacked rectangular volumes so parts of the upper volumes fly-out over each other. The design has clean lines, smart proportions, open layouts and abundant natural light and air.  
 The result is not only a very impressive design, but with its large expanses of glass and strong connections to outdoor space it offers spectacular views from all the parts of the villa over the hills and the Mediterranean Sea.  
 The topography o...

#### Property Info

Covered Area	<b>322</b>
Covered Veranda	<b>162</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>B+</b>

#### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Yes</b>

#### Additional info

Reference Number	<b>MES-HSE1-013</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2023</b>
Bathrooms	<b>5+</b>
View	<b>Sea view</b>

#### Amenities

- Storage room

#### Location

Region: **Limassol**

## Price: €3 000 000 + VAT

VAT for this property is **€374,348** or **€570,000**. 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.

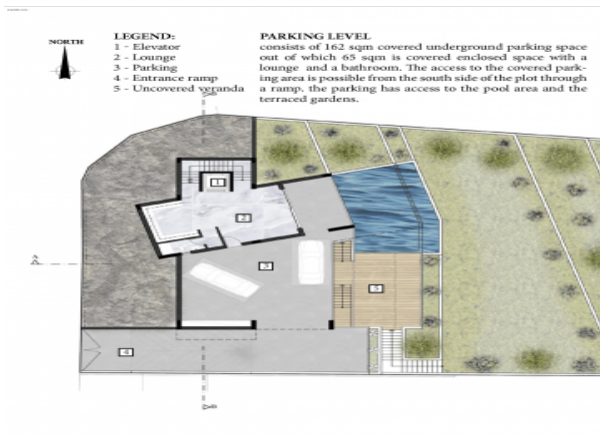
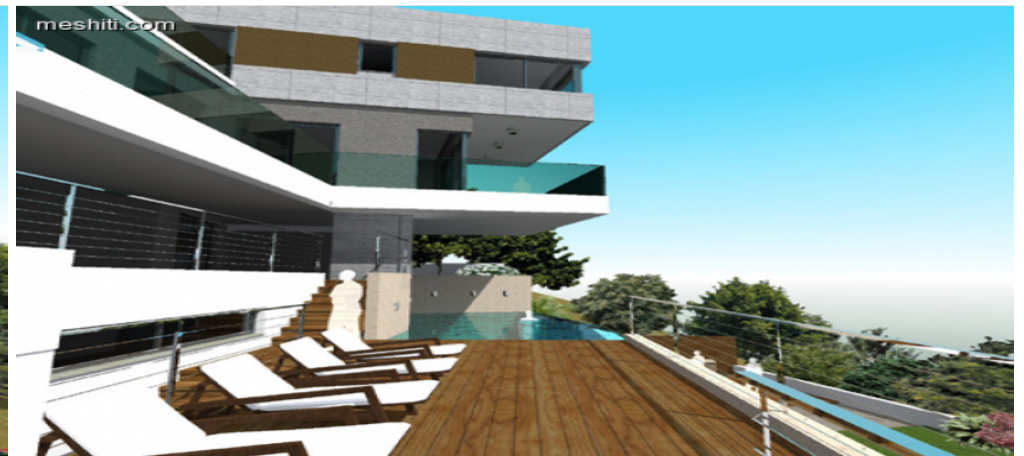
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 317.00/m<sup>2</sup></b>		

## Representative: Meshiti Real Estate

Registration number	<b>904</b>	Email	<b>meshiti@meshiti.com</b>
License number	<b>450/E</b>	Legal name	<b>Meshiti Real Estate Agency</b>
Phone: <b>+35797663377</b>			

## Price change history

€3 000 000 on Jul 12, 2023



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**LEVEL AREAS**

LEVEL	DESCRIPTION	AREA(sqm)
	PLOT	960
1ST LEVEL	BASEMENT	160
2ND LEVEL	SUB GROUND FLOOR CLOSED	65
2ND LEVEL	SUB GROUND FLOOR OPEN	97
2ND LEVEL	UNCOVERED POOL VERANDA	35
3RD LEVEL	GROUND FLOOR INTERNAL	143
3RD LEVEL	BALCONIES	42
4TH LEVEL	FIRST FLOOR INTERNAL	145
4TH LEVEL	BALCONIES	20

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