

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

This stunning 4 bedroom apartment is only 100 m from the beach and has a great sea view. There are four bedrooms of which 2 have an en suite bathroom. There is under floor heating through out and there is a central vrv air- condition system. The property has been fully renovated, which includes the electric and water system. Some of the features are, smart home automation, security door, double glazing, under floor heating, fire place, electrical appliances, alarm and many more. The complex is gated and features a communal swimming pool, tennis court, gardens and the apartment has an allocated parking. The renovation is of an exceptional standard

| Property Info          |                             | Plot / Area Info                              | Additional info         |                  |
|------------------------|-----------------------------|---|-------------------------|------------------|
| Covered Area           | <b>197</b>                  |   |                         |                  |
| Covered Veranda        | <b>25</b>                   |   | Reference Number        | <b>A-96608</b>   |
| Total Number of Floors | <b>3</b>                    |   | Property type           | <b>Apartment</b> |
| Furnishing             | <b>Unfurnished</b>          |   | Condition               | <b>Pre-Owned</b> |
| Heating                | <b>Central Heating, Yes</b> |   | Bathrooms               | <b>3</b>         |
| Air Conditioning       | <b>All rooms, Yes</b>       |   |                         |                  |
| Amenities              |                             | Location                                      |                         |                  |
| • Guest WC             |                             | <b>Location:</b> Agios Tychonas               | <b>Region:</b> Limassol |                  |
|                        |                             | <b>Coordinates:</b> 34.72647885 / 33.13872438 |                         |                  |

## Price: €1 200 000 + VAT

VAT for this property is **€100,081** or **€228,000**. 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<br>Price per SQM | <b>~€44 600.00</b><br><b>€6 091.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |  |

## Price change history

€1 200 000 on Sep 4, 2023









