

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

Our newest project located in one of most popular areas in Limassol: Agios Tychonas!

Composed of 5 luxurious villas, this project offers the ultimate luxury experience! Each villa is composed of 4 bedrooms, a private garden and a roof terrace with an optional private pool!

Located at just 3 minutes from the most renowned hotels in Limassol. Call us for more information!



### Property Info

|                   |                                |
|-------------------|--------------------------------|
| Covered Area      | <b>152</b>                     |
| Covered Veranda   | <b>4</b>                       |
| Uncovered Veranda | <b>4</b>                       |
| Furnishing        | <b>Unfurnished</b>             |
| Heating           | <b>Underfloor Heating, Yes</b> |
| Air Conditioning  | <b>All rooms, Yes</b>          |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>305</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>H-120773</b>  |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

- Guest WC

### Location

**Location:** Agios Tychonas      Region: **Limassol**  
**Coordinates:** **34.72647885 / 33.13872438**

## Price: €775 000 + VAT

VAT for this property is **€40,178** or **€147,250**. 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>€5 099.00/m²</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

€630 000 on Sep 4, 2023  
 €775 000 on Jul 5, 2024









