

## 6+ Bedroom House for Sale in Agios Tychonas, Limassol District

Eight bedroom villa for sale in Agios Tychonas



This is a 2 level 7 + 1 Bedroom Villa with sea view and pool. It is built on a dead end road in a private security guarded neighborhood.

It has 3 balconies and 2 garden areas with a renovated pool 5×10 and veranda including sound system, outdoors home cinema, and barbecue.

In the inside it consists of 23 living areas and an open plan Italian Berloni kitchen.

- Anti-Seismic structure
- Parking spaces for 5 cars (2 covered, 3 uncovered)
- Videophone, Alarm System, CCTV cameras and smart magnetic card entrance
- Walk-in closet

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>387</b>	Plot area	<b>1265</b>	Reference Number	<b>51614</b>
Energy Efficiency	<b>N/A</b>	Pool	<b>Yes</b>	Property type	<b>House</b>
Air Conditioning	<b>No</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Pre-Owned</b>
				Bathrooms	<b>5+</b>
<b>Amenities</b>	<b>Location</b>				

- Balcony

**Location:** Agios Tychonas

Region: **Limassol**

Coordinates: **34.717437860336 / 33.133674939477**

## Price: €3 600 000 + VAT

VAT for this property is **€488,651** or **€684,000**. 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>~€140 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 302.00/m²</b>		

## Representative: NCH Real Estate

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## Price change history

€3 600 000 on Feb 27, 2024













