


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

Luxury six bedroom villa on a plot of 890sqm offering a covered area of 781sqm, offering unobstructed sea view. 

Basement: office, gym with shower facilities, laundry room, bedroom, bathroom, storage and kitchenette.

Ground floor: Sitting area, dining room, separate kitchen, food storage, bedroom with en suite shower and a guest wc.

1st floor: 2 bedrooms with en suite shower and master bedroom with walk in wardrobe and en suite bathroom.

Please call us for more information.

### Property Info

Covered Area	<b>781</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>890</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>24376</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>

### Amenities

- Gym

### Location

**Location:** Agios Tychonas                      Region: **Limassol**  
 Coordinates: **34.7258619 / 33.1404129**

## Price: €4 000 000 + VAT

VAT for this property is **€652,446** or **€760,000**. 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>€5 122.00/m<sup>2</sup></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>
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## Price change history

€3 950 000 on Mar 13, 2024

€4 000 000 on Nov 18, 2025

