

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

Reference ID: #SA33963 Price details: €830,000 +VAT Project is located in one of most popular areas in Limassol, in Agios Tychonas. Composed of 5 luxurious villas, this project offers the ultimate luxury experience. Each villa is composed of 3+1 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, it will be an added value to Agios Tychonas town. Private Gardens Roof Terraces Optional Private Pool Calm & Green Surrounding 2 minutes from the Highway 3 minutes from the Beach Plot area: 350 m2 Internal area: 176 m2 Covered veranda: 22 m2 Roof terrace: 56 m2 Garden: 248 m2 Estimate delivery date end of 202...



### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>198</b>            |
| Covered Veranda        | <b>22</b>             |
| Total Number of Floors | <b>2</b>              |
| Furnishing             | <b>Unfurnished</b>    |
| Energy Efficiency      | <b>N/A</b>            |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>350</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>SA33963</b>            |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>4</b>                  |

### Amenities

- Storage room

### Location

**Location:** Agios Tychonas  
Coordinates: **34.715877314558 / 33.129786103964**

Region: **Limassol**

## Price: €830 000 + VAT

VAT for this property is **€69,670** or **€157,700**. 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>€4 192.00/m²</b> |                 |             |

## Representative: Smart Assets

|                     |              |            |                                |
|---------------------|--------------|------------|--------------------------------|
| Registration number | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number      | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€740 000 on Apr 4, 2024  
 €780 000 on May 22, 2024  
 €830 000 on Aug 8, 2024



