

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

- 3 bedroom
- 3 W/C
- Internal Area 152.98m<sup>2</sup>
- Covered Veranda 48.84m<sup>2</sup>
- Plot Area 413m<sup>2</sup>
- Energy Efficiency "A"
- Communal swimming pool with changing rooms
- Communal BBQ kiosk area
- Kid's playground
- Electric Underfloor Heating
- Provision for Air Conditioning System with Split Units



### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>153</b>                     |
| Heating          | <b>Underfloor Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>413</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>4737</b>      |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

### Location

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

## Price: €900 000 + VAT

VAT for this property is **€47,471** or **€171,000**. 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>None</b><br><b>€5 882.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€800 000 on Apr 12, 2024

€900 000 on Nov 4, 2025

