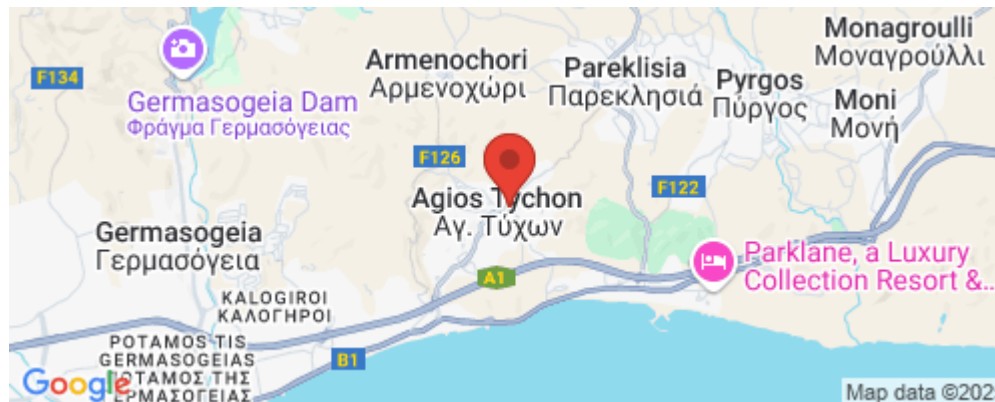


## 4 Bedroom House for Sale in Agios Tychonas, Limassol District

- 4 bedrooms
- 7 W/C
- Internal Area 330m<sup>2</sup>
- Basement 220m<sup>2</sup>
- Covered Verandas 120m<sup>2</sup>
- Plot Area 854m<sup>2</sup>
- Garden
- Covered Patio
- Garage Parking
- Private Swimming Pool
- Gym & Spa
- Jacuzzi
- Wine Cellar
- Sea View



### Property Info

### Plot / Area Info

### Additional info

|              |            |           |                     |
|--------------|------------|-----------|---------------------|
| Covered Area | <b>330</b> | Plot area | <b>854</b>          |
|              |            | Pool      | <b>Yes</b>          |
|              |            | Parking   | <b>Covered, Yes</b> |

|                  |                  |
|------------------|------------------|
| Reference Number | <b>5043</b>      |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>5+</b>        |
| View             | <b>Sea view</b>  |

### Amenities

### Location

- Gym

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

## Price: €3 250 000 + VAT

VAT for this property is **€410,682** or **€617,500**. 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>€9 848.00/m<sup>2</sup></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

€3 250 000 on Apr 25, 2024  
 €2 700 000 on Nov 22, 2024  
 €3 250 000 on Dec 11, 2024

