

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

Reference ID: #SA33289 Price details: €325,000 This cozy two-story house in Agios Tychonas is a gem! With two bedrooms, two toilets, and a modern bathroom, it's perfect for a comfortable living. The kitchen is brand new, and the whole house has cool air conditioning. You'll love chilling on the balcony or hanging out in the private garden! Plus, it's just a 2-minute walk to the sea, and its awesome location means you can easily hop on the highway and reach all the important places. All this for 300,000 - a sweet deal for a mix of beach vibes and city convenience!



### Property Info

Covered Area	<b>71</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>92</b>
Pool	<b>Private, Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>SA33289</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

- Storage room

### Location

**Location:** Agios Tychonas  
**Coordinates:** **34.708354454173 / 33.118980116029**

Region: **Limassol**

**Price: €325 000 + VAT**

VAT for this property is **€16,250** or **€61,750**. 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>~€9 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 577.00/m<sup>2</sup></b>		

**Representative: Smart Assets**

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**Price change history**

€300 000 on May 2, 2024  
€325 000 on Oct 31, 2024





