

## 6+ Bedroom House for Sale in Armenochori, Limassol District

This luxurious exclusive villa is located in a prime and very prestigious elevated position in Agios Tychonas. The villa is set on a hill just off the main Limassol Highway, opposite the Four Seasons 5 Star Hotel. Overlooking Limassol town and with panoramic unobstructed sea views. It is just 10 minutes drive to the Limassol town centre and only 2 minutes to the beach.

**Key Features** 

Fully furnished Covered area 550 sq.m.

First floor: 4 bedrooms all of them with en-suite

Two of the bedrooms facing the sea are more 50 meters

Second floor: mate's room and bathroom

Office and a guest toilet are on the ground floor

Partially renovated - T...

Property Info		Plot / Area Ir	ıfo	Additional info	
Covered Area	EEO			Reference Number	8665
Covered Area	550			Property type	House
Furnishing	Furnished	Plot area	2180	Condition	
<u>-</u>					Pre-Owned
Heating	Yes	Pool	Private, Yes	Construction Year	1991-2000
Air Conditioning	Yes			Construction real	1991-2000
All Conditioning	163			Bathrooms	5+

## Amenities Location

• Air Conditioning Location: Armenochori Region: Limassol



Price: €2 900 000 + VAT

VAT for this property is €440,273 or €551,000. 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	Evaluded	Title transfer fee	~ <b>€112</b> 600.00	Common ovnoncos	None
	Excluded	Price per SQM	€5 273.00/m <sup>2</sup>	Common expenses	

## **Representative: 1st Class Homes**

Registration number	690	Email	info@1stclass-homes.com	
License number	367/E	Legal	KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES	
License number	307/E	name	SERVICES LTD	

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## **Price change history**

€2 250 000 on May 23, 2024 €3 000 000 on Feb 12, 2025 €2 900 000 on Jun 25, 2025

































