

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

Located in the very popular and scenic village of Ayios Tychonas within walking distance to the sea front and the many five star luxury hotels, local tavernas, cafes and restaurants. Close to all amenities and facilities within easy access to the highway linking all major towns on the island.

A charming Mediterranean property built on two levels offering 220m<sup>2</sup> of living internal area in excellent condition plus 12m<sup>2</sup> of covered verandas and 78m<sup>2</sup> of uncovered verandas.

The ground level consists of a very spacious open plan living/sitting room with a fireplace, a separate kitchen and dining area leading out to a large patio, bbq area and mature gardens, a study/guest room with...

### Property Info

Covered Area	<b>232</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>748</b>
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### Additional info

Reference Number	<b>45097</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>1990 and older</b>
Bathrooms	<b>3</b>

### Amenities

- Storage room

### Location

**Location:** Agios Tychonas Region: **Limassol**

## Price: €695 000 + VAT

VAT for this property is **€69,141** or **€132,050**. 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>~€24 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 996.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€695 000 on May 23, 2024







