

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

The 5-bedroom villa with spectacular views of the mountains, sea, and the city is located in the most prestigious area of Limassol, on one of the hills of Agios Tychonas.

The covered area of the house is 495 sq.m, covered verandas 90 sq.m, uncovered verandas 40 sq.m, land 1293 sq.m. The pool size is 10 \* 4 m. The position of this villa is in harmony with its surroundings and has a large, carefully selected, gorgeous private garden with an irrigation system, patios, kid's playground.

The villa has 4 floors – basement, ground floor, first floor, and attic. 5 bedrooms, four of them – en-suite, separate main kitchen, guest kitchen on the basement. The basement includes a...

### Property Info

Covered Area	<b>495</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>1293</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>47623</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>5+</b>

### Amenities

- Storage room

### Location

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

## Price: €2 400 000 + VAT

VAT for this property is **€354,182** or **€456,000**. 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	<b>~€92 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 848.00/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

€2 850 000 on May 24, 2024

€2 400 000 on May 8, 2025













