

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

Villa for sale in the area of Agios Tychonas, Limassol. Located in the most attractive area of Agios Tychonas, just 2.1 km from the coastline, this luxurious modern two-storey villa boasts 5 bedrooms with a mezzanine, an external guest house and a large private pool that can be used for full bathing and training. The villa is built on a large plot of 956 m2, offering unobstructed views of the Limassol coast. Agios Tychonas is the most popular area among homeowners looking for a luxurious life in a quiet environment surrounded by luxury villas. The location on a hill, almost 200 meters above sea level, offers spectacular unobstructed sea views with easy access to amenities and highways. This ...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>472</b>            |
| Furnishing        | <b>Unfurnished</b>    |
| Energy Efficiency | <b>N/A</b>            |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>102026</b>    |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>5+</b>        |

### Amenities

#### Location

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

Price: €2 750 000 + VAT

VAT for this property is **€400,148** or **€522,500**. 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 | Excluded | Title transfer fee | ~ <b>€106 600.00</b> | Common expenses | None |
|     |          | Price per SQM      | <b>€5 826.00/m²</b>  |                 |      |

Representative: DOM Real Estate

|                             |              |            |                        |
|-----------------------------|--------------|------------|------------------------|
| Registration number         | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number              | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: + <b>35796644888</b> |              |            |                        |

Price change history

€2 750 000 on Jun 9, 2024

