

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

Situated on a hillside in Agios Tychonas Village, the detached villa has amazing views of the Mediterranean sea.



Developed in 2014, this detached property sits on 930 square meters and has an internal covered area of 400 square meters, consisting of two levels. The property consists of (4) four bedrooms, all equipped with laminated parquet flooring, (5) five WCs, (2) two bathrooms, and (2) two showers. It offers covered and uncovered balcony areas and an amazing outdoor garden area with a private swimming pool that enhances the outdoor experience. The property offers on the ground level a spacious living and dining area with a private fireplace and an underfloor central heating s...

### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>400</b>                     |
| Heating          | <b>Underfloor Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

### Plot / Area Info

|           |                       |
|-----------|-----------------------|
| Plot area | <b>930</b>            |
| Pool      | <b>Yes</b>            |
| Parking   | <b>Uncovered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>SR11512</b>   |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>2</b>         |
| View             | <b>Sea view</b>  |

### Amenities

- Elevator

### Location

**Location:** Agios Tychonas  
**Coordinates:** **34.727670385678 / 33.134800893949**

**Region:** **Limassol**

## Price: €3 500 000 + VAT

VAT for this property is **€481,250** or **€665,000**. 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>~€136 600.00</b> | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€8 750.00/m²</b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€3 500 000 on Jul 1, 2024





