

## 4 Bedroom House for Sale in Limassol District

Introducing a state of the art four bedroom villa, available for sale in Agios Tychonas tourist area. The property covers 336 sqm of internal area, 135 sqm covered veranda, 87 sqm uncovered veranda and 58 sqm roof garden. It is divided into two floors, with the ground floor having two living rooms, a dining room, an open plan kitchen, a bedroom and the guest lavatory, while on the first floor, there are three additional spacious bedrooms, two having an en-suite shower on the one and an en-suite bathroom on the other, and the main bathroom. It comes with two covered parking spaces, a storage unit, a private pool and an in-door elevator.



Located moments away from the seaside and with...

### Property Info

Covered Area	<b>336</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1124</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>21331</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- Guest WC

### Location

Region: **Limassol**  
Coordinates: **34.710110039276 / 33.115580297429**

## Price: €2 855 000 + VAT

VAT for this property is **€364,013** or **€542,450**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 497.00/m²</b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€2 855 000 on Jul 1, 2024





