

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

Introducing a beautiful four bedroom detached house in Agios Tychonas. The property consists of 176 sqm internal area, 34 sqm covered veranda, sitting comfortably on a 444 sqm plot. In more detail, the house comprises of the living room, an open plan kitchen, four spacious bedrooms, an en-suite bathroom, the main bathroom and a guest lavatory. It comes with a private pool, two covered parking spaces and a storage unit. X

The property is located ideally close to the highway, offering very easy access to the city center, while having all essential amenities nearby such as supermarkets, kiosks, restaurants, gyms, pharmacies and banks.

| Property Info    | Plot / Area Info            |           | Additional info     |                                                  |
|------------------|-----------------------------|-----------|---------------------|--------------------------------------------------|
| Covered Area     | <b>176</b>                  | Plot area | <b>444</b>          | Reference Number <b>21417</b>                    |
| Heating          | <b>Central Heating, Yes</b> | Pool      | <b>Yes</b>          | Property type <b>House</b>                       |
| Air Conditioning | <b>All rooms, Yes</b>       | Parking   | <b>Covered, Yes</b> | Condition <b>Brand New</b><br>Bathrooms <b>3</b> |

| Amenities  | Location                                                                                        |                         |
|------------|-------------------------------------------------------------------------------------------------|-------------------------|
| • Guest WC | <b>Location:</b> Agios Tychonas<br><b>Coordinates:</b> <b>34.719298556354 / 33.132388125909</b> | Region: <b>Limassol</b> |

## Price: €1 450 000 + VAT

VAT for this property is **€102,489** or **€275,500**. 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 | <b>Excluded</b> | Title transfer fee<br>Price per SQM | <b>None</b><br><b>€8 239.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€1 450 000 on Jul 1, 2024



