

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

PLOT SIZE :1234 SQM

VILLA SIZE : 370 SQM

PLOT ELEVATION : 240 M above sea level

Two Floors

Bedrooms :- 4 (three on 1st floor, one on ground floor)

Pool : 11 by 5 metres. Depth of 3 meters (deep end)

Pool facilities : Jaccuzzi with 4 jets, High power counter current swim jet, automated pool cover, pool automation system with Salt chlorinator and PH system (App controlled)

Smart home system with Crestron front end

Mature garden with automated irrigation system (via Crestron)

Electric vehicle charging system

Double integral garage

High ceilings

Three bathrooms (four WCs) with Villeroy and Boch sanitary ware (and other q...

Property Info	Plot / Area Info	Additional info
Covered Area	<b>370</b>	Reference Number
Furnishing	<b>Partially furnished</b>	Property type
Heating	<b>Central Heating, Yes</b>	Condition
Air Conditioning	<b>All rooms, Yes</b>	Bathrooms
		View

Amenities	Location	Region
• Gym	<b>Location:</b> Agios Tychonas <b>Coordinates:</b> 34.7258619 / 33.1404129	<b>Limassol</b>

## Price: €5 500 000 + VAT

VAT for this property is **€732,838** or **€1,045,000**. 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>~€216 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€14 865.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€5 500 000 on Aug 3, 2024

















