

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

Reference ID: #20415 Price details: €3,200,000 +VAT The villa has modern design with stacked rectangular volumes so parts of the upper volumes fly-out over each other. The design has clean lines, smart proportions, open layouts and abundant natural light and air. The plot is situated in a prestigious neighborhood in the famous Ayios Tychonas area in Limassol. The topography and location of the plot offers privacy and breathtaking views over the city and the Mediterranean Sea, minutes away from all amenities. The upper level with a space of 172m<sup>2</sup> that includes a laundry room, quest room, parking area, quest toilet with closet, lift, kitchen, dinning and living room area. There is acces...

### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>608</b>            |
| Covered Veranda        | <b>79</b>             |
| Uncovered Veranda      | <b>17</b>             |
| Total Number of Floors | <b>3</b>              |
| Furnishing             | <b>Unfurnished</b>    |
| Energy Efficiency      | <b>N/A</b>            |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>853</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>20415</b>              |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>4</b>                  |

### Amenities

- Balcony

### Location

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

## Price: €3 200 000 + VAT

VAT for this property is **€497,474** or **€608,000**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 263.00/m<sup>2</sup></b> |                 |             |

## Representative: Smart Assets

|                            |              |            |                                |
|----------------------------|--------------|------------|--------------------------------|
| Registration number        | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number             | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: <b>+35777000111</b> |              |            |                                |

## Price change history

€3 200 000 on Aug 6, 2024





