

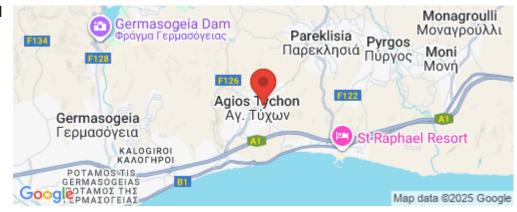
## 4 Bedroom House for Sale in Agios Tychonas, Limassol District

Modern 4 bedroom villa in the prestigious area of Agios Tychon, close to all necessary amenities and infrastructure

and within easy reach to the sea, just 1000m. The villa resides in a plot area of 590 sq.meters with an internal area of 275 sq.meters.

Villa consists of three floors plus covered Roof garden and four bedrooms in total accompanied by one maid's room / guest studio.

Villa is fully furnished and equipped.



## PROPERTY FEATURES:

- · 3 Bathrooms + 1 guest toilet, Maid's room / Guest studio, Laundry room
- · Covered garage for 2 cars plus motorcycles
- · Mature landscaped garden with covered BBQ area
- $\cdot \ \mathsf{VRV...}$

Property Info		Plot / Area Info		Additional info	
Covered Area	275	Plot area Pool Parking	590 Yes Covered, Yes	Reference Number	26137
Furnishing	Furnished			Property type	House
Heating	<b>Underfloor Heating, Yes</b>			Condition	<b>Pre-Owned</b>
Air Conditioning	All rooms, Yes			Bathrooms	3

Amenities Location

• Gym

Coordinates: 34.7258619 / 33.1404129



Price: €1 850 000 + VAT

VAT for this property is **€210,227** or **€351,500**. 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 Excluded

Title transfer fee ~€70 600.00

Price per SQM €6 727.00/m²

Common expenses None

## **Representative: FOX**

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## **Price change history**

€1 850 000 on Aug 7, 2024





























