

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

Magnificence 5 Bed Luxury Sea View Smart Villa with pool in Agios Tychon.



This amazing villa take place on a hill with majestic sea views and is located 300 m from the sea and the 4 seasons hotel in Limassol.

The luxury house is within a walking distance from a variety of services and amenities and a short drive away from all the others. The location offers an easy access to Larnaca Nicosia and Paphos motorway.

Also, this huge villa is approx. 650 sq. meters internal covered area and it has a private elevator with hydraulics for smooth use with less noise. The plot of the property is 892 sq. meters with a large piece of green area attached to the house as an extra garde...

### Property Info

Covered Area	<b>650</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>892</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>42560</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>
View	<b>Sea view</b>

### Amenities

- Guest WC

### Location

**Location:** Agios Tychonas

Region: **Limassol**

Coordinates: **34.714080358411 / 33.123418423682**

## Price: €3 600 000 + VAT

VAT for this property is **€567,692** or **€684,000**. 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>~€140 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 538.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€3 600 000 on Aug 9, 2024



















