

4 Bedroom House for Sale in Agios Tychonas, Limassol District

Reference ID: #SA35131Price details: €1,250,000A lovely detached, two-story villa with three en-suite bedrooms, featuring a large swimming pool, a sauna area, a gym area and maid’s room (en-suite). Situated in one of the most privileged areas in Limassol, in Agios Tychonas, with easy access to the city and close to all amenities (supermarkets, pharmacies, bakeries) and 5 minutes drive to the beach (Four Seasons and Amathus Hotel).On the ground floor there is a spacious living/dining area, a guest toilet, an office room, a separate kitchen with an island bar and living area featuring a fireplace, a separate kitchenette with a laundry area, and both covered and uncovered verandas.Th...



Property Info

Covered Area	367
Covered Veranda	37
Uncovered Veranda	30
Total Number of Floors	2
Furnishing	Furnished
Energy Efficiency	N/A
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	919
Pool	Yes
Parking	Covered, Yes

Additional info

Reference Number	SA35131
Property type	House
Condition	Pre-Owned
Bathrooms	5+

Amenities

- Storage room

Location

Location: Agios Tychonas  
Coordinates: 34.711028199191 / 33.118874639109

Region: Limassol

## Price: €1 250 000 + VAT

VAT for this property is **€165,974** or **€237,500**. 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	<b>~€46 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 406.00/m²</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: +35777000111			

## Price change history

€1 800 000 on Sep 24, 2024  
 €1 600 000 on Oct 21, 2024  
 €1 400 000 on Dec 19, 2024  
 €1 250 000 on Mar 18, 2025









