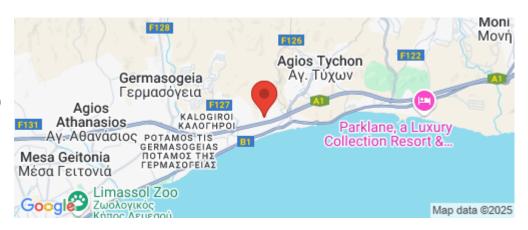


## 4 Bedroom House for Sale in Agios Tychonas, Limassol District

Reference ID: #SA35131Price details: €1,250,000A lovely detached, twostory 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		Plot / Area Info		Additional info	
Covered Area	367				
Covered Veranda	37			Reference Number	SA35131
Uncovered Veranda	30	Plot area	919	Property type <b>Hou</b>	
Total Number of Floors	2	Pool	Yes		Pre-Owned
Furnishing	Furnished	Parking	Covered, Yes		
Energy Efficiency	N/A			Datillooms	<b>5</b> T

## Amenities Location

• Storage room

Location: Agios Tychonas
Region: Limassol

All rooms, Yes

Coordinates: **34.711028199191** / **33.118874639109** 

Air Conditioning



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	Excluded	Title transfer fee	~€46 600 <b>.</b> 00	Common overse	Mana
		Price per SOM	€3 406.00/m <sup>2</sup>	Common expenses	None

## **Representative: Smart Assets**

Registration number	1109	Email	info@smartassets.com.cy
License number	317/E	Legal name	N/A

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

















