

## 6+ Bedroom House for Sale in Agios Tychonas, Limassol District

2 mins drive from the beach and Four Seasons Hotel

Sea and mountain views

Total land area 900sqm

Covered area 480sqm

Uncovered balconies 192sqm

The villa consists of three floors

The ground floor is a spacious area of 3 salons, chimney area, dinning area and big kitchen made of high quality natural wood plus guest toilet

Also on the ground floor there is an outdoor terrace, garden, swimming pool, barbeque area and outdoor shower

The first floor consists of master ensuite bedroom with a big bathroom and two balconies with sea view, three spacious bedrooms, two more balconies and one common bathroom.

The basement consists of a small kitc...



### Property Info

Covered Area	<b>600</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>900</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>233074</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>4</b>

### Amenities

#### Location

**Location:** Agios Tychonas

**Coordinates:** **34.711228553128 / 33.118632230141**

**Region:** **Limassol**

**Price: €1 390 000 + VAT**

VAT for this property is **€215,450** or **€264,100**. 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>~€52 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 317.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€1 450 000 on Sep 29, 2024

€1 390 000 on Mar 25, 2025







