

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

Villa with huge landscaped garden

- 3 big bedrooms (master bedroom with walk-in wardrobe and bathroom), main bathroom with bathtub and shower.
- 4 W/C
- Internal Area 345m2
- Plot 1954
- Extra guest WC and shower is outside
- Storage room
- Barbeque
- Entrance gate, automated
- Indoor Fireplace
- Laundry room
- Shutters

on the other side is another Residential plot of 604m2 in Ayios Tychonas, you can build 300m2 House or 2 of 150m2 each.

- Land Area 604m2
- Building Factor 50%
- Cover Factor 30%

The price is 1.300,000euro is for both House and plot.

### Property Info

Covered Area	<b>345</b>
Furnishing	<b>Furnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1954</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>8336</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

### Amenities

### Location



• Guest WC

**Location:** Agios Tychonas

Region: **Limassol**

Coordinates: **34.7258619 / 33.1404129**

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## Price: €1 200 000 + VAT

VAT for this property is **€154,957** or **€228,000**. 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>~€44 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 478.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
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## Price change history

€1 300 000 on Oct 23, 2024  
€1 200 000 on Sep 16, 2025















