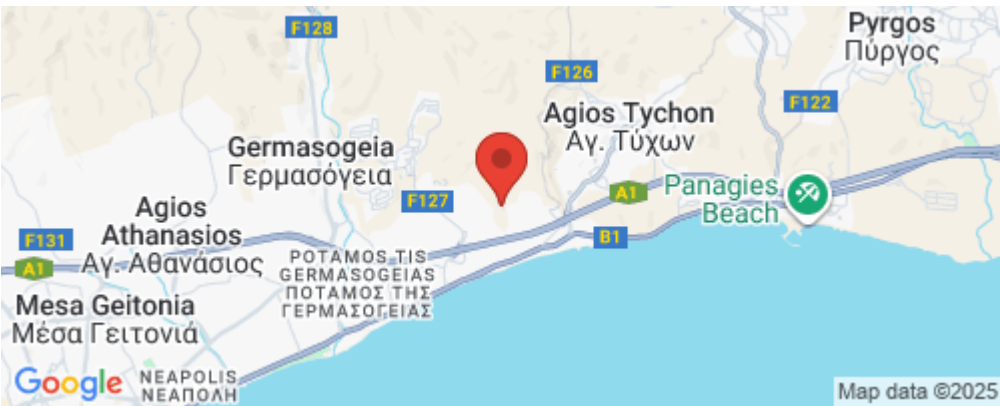


5 Bedroom House for Sale in Agios Tychonas, Limassol District

This luxurious 3-floor, 5-bedroom villa boasts panoramic sea views from every floor and is situated on a spacious 860m<sup>2</sup> corner plot. It features 490m<sup>2</sup> of covered space with expansive verandas and an extensive 65m<sup>2</sup> overflow swimming pool with jacuzzi, all framed by a mature garden complete with palm trees and lush grass. The interiors are adorned with Italian marble floors, stainless steel railings, and high-end finishes, including Villeroy & Boch fixtures and Siematic German kitchens with premium Gaggenau and Miele appliances. Every bedroom includes a jacuzzi, and the villa is equipped with underfloor heating, central air conditioning, and a comprehensive security system with alarm...



Property Info

|                   |                |
|-------------------|----------------|
| Covered Area      | 490            |
| Floor Number      | 3              |
| Energy Efficiency | B              |
| Air Conditioning  | All rooms, Yes |

Plot / Area Info

|           |     |
|-----------|-----|
| Plot area | 860 |
| Pool      | Yes |

Additional info

|                  |           |
|------------------|-----------|
| Reference Number | 233360    |
| Property type    | House     |
| Condition        | Pre-Owned |

Amenities

Location

**Location:** Agios Tychonas  
**Coordinates:** 34.714041745477 / 33.116342275778

**Region:** Limassol

## Price: €2 750 000 + VAT

VAT for this property is **€404,643** or **€522,500**. 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>~€106 600.00</b> | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 612.00/m²</b> |                 |             |

## Representative: MySpace

|                                   |              |            |  |
|-----------------------------------|--------------|------------|--|
| Registration number               | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                    | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: +35795129336, +35799409010 |              |            |  |

## Price change history

€2 750 000 on Nov 2, 2024





