

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

Situated in one of the most privileged areas in Limassol, Agios Tychonas Roussos Villas area, very close to Four Seasons Hotel (5 minutes walk), two levels villa of 355m<sup>2</sup> (plot area 827sqm), built in 2002, renovated in 2019, offers easy living in a one of the most exclusive neighbourhoods. It consists of 4 bedrooms, 3 bathrooms, large living area, a separate kitchen, big verandas, large garden area, extra outside full premises (bedroom and bathroom) for housemaid service. Central heating and a/c throughout.



### Property Info

Covered Area **355**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **827**  
 Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **28153**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **3**

### Amenities

- Guest WC

### Location

**Location:** Agios Tychonas      Region: **Limassol**  
 Coordinates: **34.709846 / 33.127796**

**Price: €1 500 000 + VAT**

VAT for this property is **€196,268** or **€285,000**. 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>~€56 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 225.00/m<sup>2</sup></b>		

**Representative: FOX**

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**Price change history**

€1 500 000 on Feb 6, 2025



