

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

For Sale 3+1BR VILLA with a sea view in the Agios Tychonas, Limassol



Fully furnished (beautiful design with solid natural wood)  
 Kitchen with granite countertops and all appliances.  
 Double-glazed windows crafted from high-quality natural wood.  
 Three seating areas on the ground floor  
 Three bedrooms, each with an en-suite bathroom and shower. One bedroom features a jacuzzi.  
 One Guest bedroom with separate access including shower and WC.  
 A separate office with access to a video surveillance system covering the entire house, fully equipped with printing and scanner machine.  
 Gym  
 Large swimming pool with outdoor bar and barbecue area and a s...

### Property Info

Covered Area	<b>352</b>
Covered Veranda	<b>7</b>
Uncovered Veranda	<b>16</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool **Yes**

### Additional info

Reference Number	<b>3211</b>
Property type	<b>House</b>
Construction Year	<b>2001-2010</b>
View	<b>Sea view</b>

**Location:** Agios Tychonas

Region: **Limassol**

Coordinates: **34.711023 / 33.11863**

## Price: €1 250 000 + VAT

VAT for this property is **€162,926** 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	<b>Excluded</b>	Title transfer fee	<b>~€46 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 551.00/m<sup>2</sup></b>		

## Representative: Qowner Real Estate

Registration number	<b>1171</b>	Email	<b>info@qowner.com</b>
License number	<b>87N</b>	Legal name	<b>N/A</b>
Phone: <b>+35797649050, +35725010992</b>			

## Price change history

€1 400 000 on Feb 13, 2025

€1 250 000 on Mar 29, 2025























