

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

Fully furnished villa located in Agios Tychonas sale!

Luxury villa overlooking the sea, located in the prestigious area of Agios Tychonas, a short walk from the beaches of the Amathus Beach and Four Seasons. The covered area 400 sq. m + 50 sq. m uncovered verandas, the plot is 741 sq. m. The villa consists of 5 fully furnished, modern and spacious bedrooms, as well as an equipped kitchen and a cozy living room with a fireplace. Garage for 2 cars, a sauna, and a servant's room is located on the ground floor. The house reflects a luxurious design and a magnificent architectural style. It has a private heated swimming pool, a covered patio, and a barbecue area. The house is equi...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>400</b>            |
| Uncovered Veranda | <b>50</b>             |
| Floor Number      | <b>3</b>              |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>741</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>235243</b>    |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>5+</b>        |

### Amenities

### Location

**Location:** Agios Tychonas Region: **Limassol**

## Price: €2 990 000 + VAT

VAT for this property is **€411,125** or **€568,100**. 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>~€116 200.00</b> | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 475.00/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: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€2 990 000 on Feb 21, 2025









