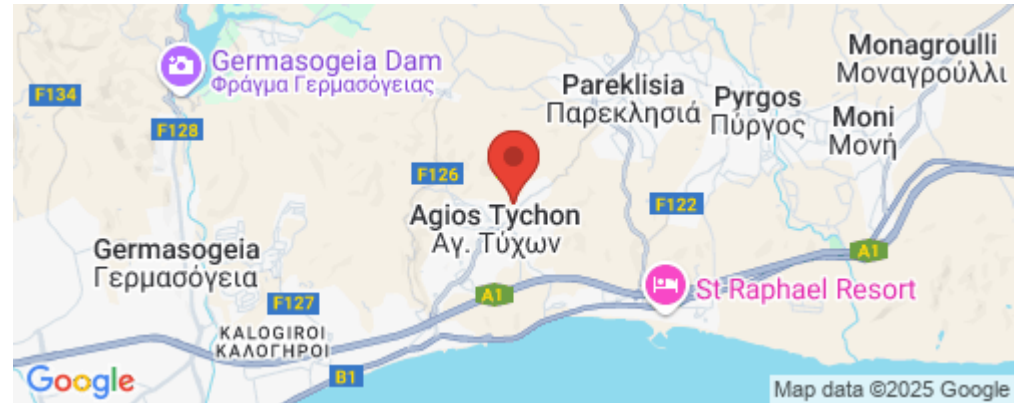


## 4 Bedroom House for Sale in Agios Tychonas, Limassol District

This modern 4 bedroom villa in the prestigious area of Agios Tychonas, close to all necessary amenities and infrastructure and within easy reach to the sea, just 1000m.



The villa resides in a plot area of 590m<sup>2</sup> with an internal area of 275m<sup>2</sup>. The modern Villa consists of three floors plus covered Roof garden and four bedrooms in total accompanied by one maid's room / guest studio. Villa is fully furnished and equipped.

PROPERTY FEATURES: NO VAT!!!!!!!!!!

3 Bathrooms + 1 guest toilet, Maid's room / Guest studio, Laundry room  
Covered garage for 2 cars plus motorcycles  
Mature landscaped garden with BBQ area  
VRV- air conditioning, split-...

### Property Info

Covered Area	<b>275</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>590</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>12996</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>

### Amenities

### Location



• Guest WC

**Location:** Agios Tychonas

Region: **Limassol**

Coordinates: **34.728722374251 / 33.141294005007**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €1 850 000 + VAT

VAT for this property is **€210,227** or **€351,500**. 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>~€70 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 727.00/m<sup>2</sup></b>		

## Representative: Purple International Real Estate

Registration number	<b>1052</b>	Email	<b>info@purpleinternational.eu</b>
License number	<b>512/E</b>	Legal name	<b>A.A. Purple Real Estate Ltd</b>
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## Price change history

€1 850 000 on May 6, 2025

