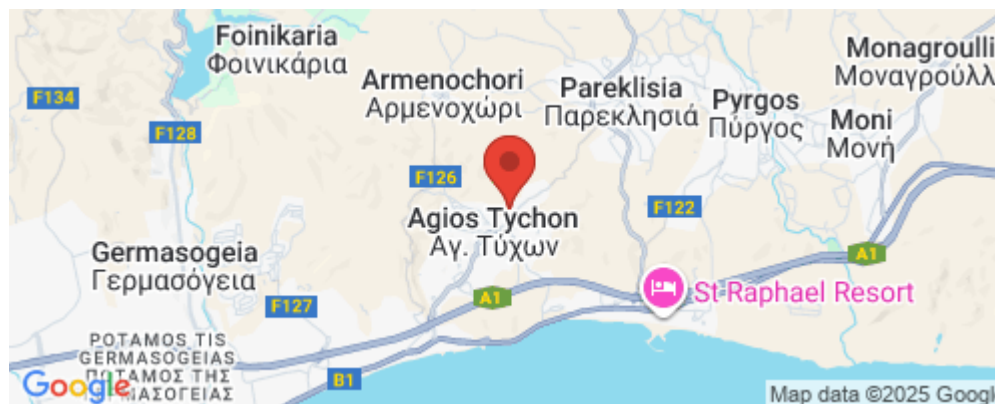


4 Bedroom House for Sale in Agios Tychonas, Limassol District

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 590m² with an internal area of 275m². 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, Gym and much more.

PROPERTY FEATURES:

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-syste...

Property Info		Plot / Area Info		Additional info	
Covered Area	275	Plot area	590	Reference Number	12999
Heating	Underfloor Heating, Yes	Pool	Yes	Property type	House
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Condition	Pre-Owned
				Bathrooms	4
Amenities	Location				

- Gym

Location: Agios Tychonas

Region: **Limassol**

Coordinates: **34.728487376968 / 33.140857867735**

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	Excluded	Title transfer fee	~€70 600.00	Common expenses	None
		Price per SQM	€6 727.00/m²		

Representative: Purple International Real Estate

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License number	512/E	Legal name	A.A. Purple Real Estate Ltd
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Price change history

€1 850 000 on May 6, 2025







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