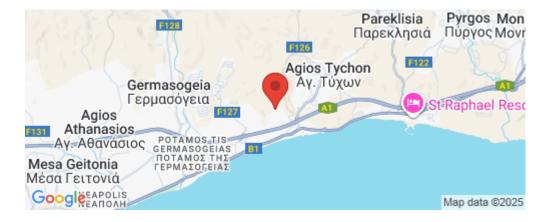
### **5** Bedroom House for Sale in Agios Tychonas, Limassol District

Located just 5 minutes from the Four Seasons Hotel, this elegant villa in Agios Tychonas offers panoramic sea views in one of Limassol's most prestigious areas.



Key Features:

- 5 en-suite bedrooms
- 6 W/C
- Internal area: 457 m<sup>2</sup>
- Plot: 856 m<sup>2</sup>
- Covered veranda: 50 m<sup>2</sup>
- 65 m<sup>2</sup> infinity pool with jacuzzi + 180 m<sup>2</sup> wooden deck
- Italian marble throughout (interior & exterior)
- Spacious 3-level home with basement, ground floor and first floor
- Private jacuzzi in the master bedroom
- Underfloor heating & central A/C
- Two Siematic kitchens with Corian counters
- Gaggenau &amp...

#### **Property Info**

Plot / Area Info

Additional info

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	Deference Number 17114				
Covered Area	457	Plot area	ot area 856	Reference Number <b>12114</b>	
		i loc al ca		Property type	House
Heating	Underfloor Heating, Yes	Pool	Yes		
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Condition	Pre-Owned
				View	Sea view

#### Amenities

Location

• Guest WC

Location: Agios Tychonas Region: Limassol Coordinates: 34.71542 / 33.119991



### Price: €2 750 000 + VAT

VAT for this property is €396,132 or €522,500. 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 Title deed	Excluded Has Title	Title transfer fee Price per SQM	~€106 600.00 €6 018.00/m²	Common expenses None	
Represent	tative: Kadis Es	tates			
Registration nu	mber	506	Email	info@kadis.com.cy	
License number	r	62/E	Legal name	N/A	

Phone: +35722344842

### **Price change history**

€2 750 000 on May 28, 2025





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