

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

Brilliant four-bedroom detached villa with wonderful sea and town views is available for sale in the Agios Tychonas Tourist area. 

The four-bedroom villa currently is under construction and will be ready end of 2026. This fantastic villa will be developed on a plot area of 854 square meters and will offer an internal area of 670 square meters. On the first floor of the villa, there will be an open-plan kitchen area, a spacious living room area, a guest bathroom, a covered veranda overlooking the sea, the garden, and the private swimming pool, a barbeque area, and a covered parking area for two cars. On the second floor, the residents will find the master bedroom with an en-suite bat...

### Property Info

|                   |                                |
|-------------------|--------------------------------|
| Covered Area      | <b>670</b>                     |
| Energy Efficiency | <b>A</b>                       |
| Heating           | <b>Underfloor Heating, Yes</b> |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>854</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>SR20192</b>   |
| Property type    | <b>House</b>     |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |
| View             | <b>Sea view</b>  |

### Amenities

- Elevator

### Location

**Location:** Agios Tychonas - Tourist Area  
**Coordinates:** **34.711967727825 / 33.117985554595**

Region: **Limassol**

## Price: €3 250 000 + VAT

VAT for this property is **€515,634** or **€617,500**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 851.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€3 250 000 on Oct 10, 2023



