

## 5 Bedroom House for Sale in Limassol District

We recommend purchasing a spacious villa in Limassol. It is located in the developed area of Agios Tychonas, next to hotels (Four Seasons, Amathus), taverns, cafes and shops. The villa has a landscaped area with a garden and a swimming pool.



Characteristics: house area 260 sq. m., total covered area - 460 sq. + 90 sq.m. terraces and balconies, the layout includes 4 bedrooms, salon, 3 bathrooms, guest toilet, kitchen with dining room, laundry room, large terrace. There is also an office. Additional kitchen in the basement. One of the bedrooms is combined with a bathroom. From the dining room and lounge access to the terrace overlooking the Mediterranean Sea. There is a guest h...

### Property Info

Covered Area	<b>260</b>
Floor Number	<b>2</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>725</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>4913</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

Region: **Limassol**  
Coordinates: **34.709177689567 / 33.126282790182**

## Price: €2 500 000 + VAT

VAT for this property is **€273,077** or **€475,000**. 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>~€96 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 615.00/m²</b>		

## Representative: MySpace

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## Price change history

€2 500 000 on Oct 18, 2023







