

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

Reference ID: #SA31617 Price details: €1,200,000 Villa in Agios Tychonas Area, Limassol Cyprus A spacious two-floor Villa with a beautiful sea and mountain view is built on a 1,959 sq. m. plot, located in a quiet neighbourhood in the area of Agios Tychonas. The land will be divided into two separate plots. One plot with the house and another plot of 604sqm. The house includes 3 big bedrooms, a large separate kitchen, 2 bathrooms and 4 toilets, a huge landscaped garden, and a private pool. Extra guest WC and shower are outside on the veranda close to the swimming pool. The Garage is located inside the house and connected to the kitchen (it can be converted into an extra room if requested, ...)

#### Property Info

Covered Area	<b>345</b>
Covered Veranda	<b>Unknown</b>
Uncovered Veranda	<b>Unknown</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Plot area	<b>1959</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>SA31617</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

#### Amenities

- Storage room

#### Location

**Location:** Agios Tychonas

Region: **Limassol**

Coordinates: **34.723474426266 / 33.141886658462**

## Price: €1 200 000 + VAT

VAT for this property is **€154,957** or **€228,000**. 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>~€44 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 478.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€1 300 000 on Oct 19, 2023  
 €1 200 000 on May 13, 2025





