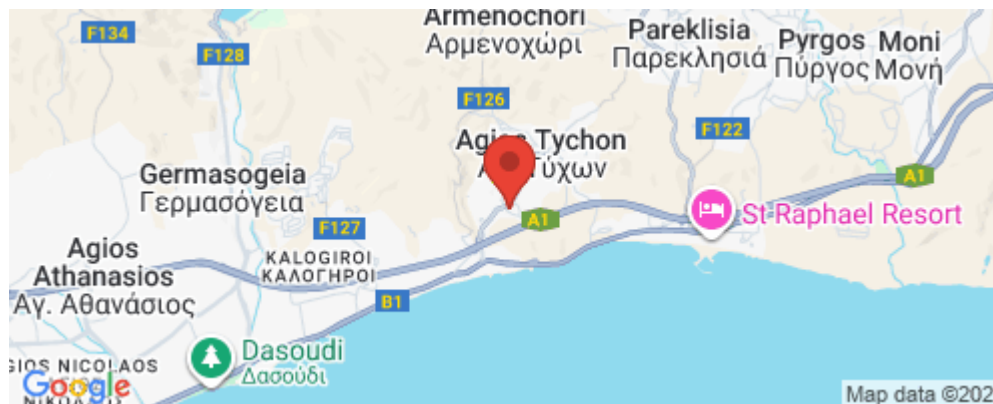


## 4 Bedroom House for Sale in Agios Tychonas, Limassol District

Reference ID: #SA30771 Price details: €1,850,000 + VAT Modern 4 bedroom villa for sale in prestigious area of Agios Tychon, Limassol district. Close to all necessary amenities and infrastructure and within easy reach, just 1000m from the sea. The villa resides in a plot area of 590 sq.meters with an internal area of 275 sq.meters. 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. Maid's room / Guest studio, Laundry room Covered garage for 2 cars plus motorcycles Mature landscaped garden with BBQ area VRV- air conditioning, split-systems (The machines are located...



### Property Info

Covered Area	<b>275</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>590</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA30771</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2018</b>
Bathrooms	<b>3</b>

### Amenities

- Storage room

### Location

**Location:** Agios Tychonas

Coordinates: **34.717446677111 / 33.132758091569**

Region: **Limassol**

## 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	<b>Excluded</b>	Title transfer fee	<b>~€70 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 727.00/m²</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: +35777000111			

## Price change history

€1 850 000 on Oct 19, 2023

