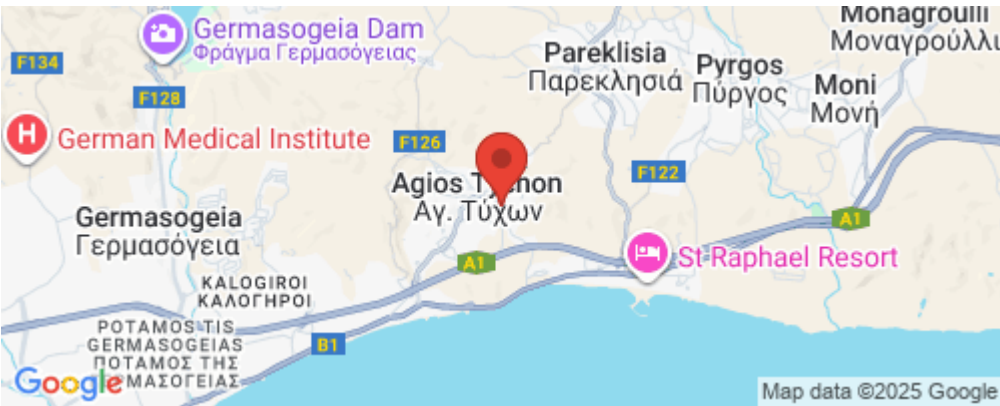


5 Bedroom House for Sale in Agios Tychonas, Limassol District

Reference ID: #SA30609Price details: €3,500,000A Five Bedroom Villa, with magnificent views and a stunning contemporary design. Fully renovated using only high-end materials and designed for effortless entertaining over its 350sqm floor-plan. All five bedrooms boast imported parquet flooring, built in wardrobes and air-conditioning. Four of the bedrooms open to covered balconies while 3are fitted with en-suites, the master with its own Jacuzzi. This magnificent Villa sits within fully landscaped Estate grounds of 4200sqm that is fully gated. Featuring private tennis court, swimming pool and large pergola ideal for outdoor entertainment, this exclusively crafted villa will take you...



Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | 350       |
| Total Number of Floors | 2         |
| Furnishing             | Furnished |
| Energy Efficiency      | N/A       |
| Air Conditioning       | No        |

Plot / Area Info

|           |              |
|-----------|--------------|
| Plot area | 4200         |
| Pool      | Yes          |
| Parking   | Covered, Yes |

Additional info

|                  |           |
|------------------|-----------|
| Reference Number | SA30609   |
| Property type    | House     |
| Condition        | Pre-Owned |
| Bathrooms        | 3         |
| View             | Sea view  |

Amenities

- Fireplace

Location

Location: Agios Tychonas  
Coordinates: 34.723953609955 / 33.142241760307

Region: Limassol

## Price: €3 500 000 + VAT

VAT for this property is **€455,000** or **€665,000**. 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>~€136 600.00</b>  | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€10 000.00/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

€3 500 000 on Oct 19, 2023







