


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

Reference ID: #SA26398 Price details: €4,350,000 This amazing villa is situated on the Pinewood Hill, in a fantastic and prestigious residential area of  Agios Tychonas, Limassol. Position of this villa is in harmony with its surrounding and has a large, carefully selected, gorgeous private garden with an irrigation system and recessed floor lighting, patios, 3 pergolas and a sport ground with artificial grass. One of only six villas located on the private road, creating an atmosphere of security, silence and solitude for you. A short drive away from the ancient site of Amathusia, sand beaches, the finest 5\* hotels, shops, authentic taverns, modern bars and restaurants. The structural design...

### Property Info

Covered Area	<b>467</b>
Covered Veranda	<b>N/A</b>
Uncovered Veranda	<b>N/A</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1518</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA26398</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2012</b>
Bathrooms	<b>5+</b>

### Amenities

- Storage room

### Location

**Location:** Agios Tychonas

Coordinates: **34.7230282557 / 33.134431609305**

Region: **Limassol**

## Price: €4 350 000 + VAT

VAT for this property is **€630,890** or **€826,500**. 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>~€170 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€9 315.00/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>
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## Price change history

€4 350 000 on Oct 19, 2023





