

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

Reference ID: #SA24567 Price details: €4,500,000 + VAT Villa is situated in a prestigious neighborhood of the famous Ayios Tychonas area in Limassol. The topography of the plot offers privacy and breathtaking views over the Mediterranean Sea and has a bespoke modern design with clean lines, smart proportions, open layouts and abundant natural light and air. The topography of the plot has been one of the most important factors that allows for the blending of the bespoke building structure with outdoor verandas, water features, swimming pool, and stylish gardens. Tiered over three levels, the villa comprises of Basement, Ground floor and Upper floor with spacious and comfortable living areas....



### Property Info

Covered Area	<b>608</b>
Covered Veranda	<b>68</b>
Uncovered Veranda	<b>17</b>
Total Number of Floors	<b>2</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>853</b>
Pool	<b>Yes</b>
Parking	<b>No</b>

### Additional info

Reference Number	<b>SA24567</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>5+</b>

### Amenities

- Storage room

### Location

**Location:** Agios Tychonas  
Coordinates: **34.72789579563 / 33.130451930703**

Region: **Limassol**

## Price: €4 500 000 + VAT

VAT for this property is **€699,572** or **€855,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 401.00/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>
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## Price change history

€4 500 000 on Oct 19, 2023





