

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

Reference ID: #18159 Price details: €3,250,000 +VATA 4 bedroom and 4 bathroom detached house arranged on two floors on a hill in Ayios Tychonas with uninterrupted panoramic mountain and sea views. Open living spaces and large floor plans provide the true feel of a contemporary lifestyle – characterised by an awe-inspiring end-to-end panorama on the main level, and stunning interior elements that feature high ceilings and advanced amenities: high-tech kitchen, gym with shower, Jacuzzi, spa, maid's rooms, a lift to all levels, spacious garages, beautiful balconies, a sunken seating area, and lush poolside landscaping. Total covered area 670 sq.m. Plot 854 sq.m. Swimming Pool Gym and SP... X

| Property Info          |                       | Plot / Area Info |                     | Additional info   |                           |
|------------------------|-----------------------|------------------|---------------------|-------------------|---------------------------|
| Covered Area           | <b>670</b>            |                  |                     | Reference Number  | <b>18159</b>              |
| Total Number of Floors | <b>2</b>              | Plot area        | <b>854</b>          | Property type     | <b>House</b>              |
| Furnishing             | <b>Unfurnished</b>    | Pool             | <b>Yes</b>          | Condition         | <b>Under Construction</b> |
| Energy Efficiency      | <b>N/A</b>            | Parking          | <b>Covered, Yes</b> | Construction Year | <b>2024</b>               |
| Air Conditioning       | <b>All rooms, Yes</b> |                  |                     | Bathrooms         | <b>5+</b>                 |

| Amenities      | Location   | Region          |
|----------------|--|-----------------|
| • Storage room | <b>Location:</b> Agios Tychonas<br><b>Coordinates:</b> 34.713943598429 / 33.116691703917 | <b>Limassol</b> |

## Price: €3 250 000 + VAT

VAT for this property is **€515,634** or **€617,500**. 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<br>Price per SQM | <b>None</b><br><b>€4 851.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€3 250 000 on Oct 19, 2023

€2 700 000 on Nov 23, 2024

€3 250 000 on Dec 19, 2024

