

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

Reference ID: #14425 Price details: €2,700,000 Luxury 3 bedroom villa situated in one of the most prestigious suburbs of Limassol, 3 min drive to the sea and Limassol. Due to its elevated location on the hills the villa offers breathtaking panoramic sea and mountain views. The Property comes with the Title Deeds! This spacious property is built on a corner plot of 950 sq.m. Briefly comprises of: Master bedroom with en suite bathroom 2 further bedrooms Main bathroom Guest WC Separate fully fitted kitchen with granite worktops and dining area Spacious living area and entrance hall Covered garage A/C throughout Central heating (diesel) throughout Double glazing Security alarm system Pleasant mature landsc...

### Property Info

|                   |                             |
|-------------------|-----------------------------|
| Covered Area      | <b>350</b>                  |
| Covered Veranda   | <b>50</b>                   |
| Furnishing        | <b>Furnished</b>            |
| Energy Efficiency | <b>N/A</b>                  |
| Heating           | <b>Central Heating, Yes</b> |
| Air Conditioning  | <b>All rooms, Yes</b>       |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>950</b> |
| Pool      | <b>Yes</b> |
| Parking   | <b>No</b>  |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>14425</b>     |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Storage room

### Location

**Location:** Agios Tychonas Region: **Limassol**

## Price: €2 700 000 + VAT

VAT for this property is **€351,000** or **€513,000**. 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>~€104 600.00</b> | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€7 714.00/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

€2 700 000 on Oct 19, 2023







