

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

Modern 4+1 bedroom villa in prestigious area of Agios Tychonas, close to all necessary amenities and infrastructure and within easy reach to the sea, just 1000m.

The villa resides in a plot area of 600 sq.meters with an internal area of 275 sq.meters plus covered verandas.

Property features beautiful and mature landscaped garden with a private heated swimming pool, outdoor shower and a covered BBQ area.

\*Ground floor accommodates spacious open-plan living and dining area with an open but separate kitchen and a guest toilet. \*Second floor features 3 bedroom, master bedroom is en-suite, main bathroom and a terrace with access from master and guest bedrooms.

\*Base...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>275</b>            |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>600</b> |
| Pool      | <b>Yes</b> |

### Additional info

|                   |               |
|-------------------|---------------|
| Reference Number  | <b>240851</b> |
| Property type     | <b>House</b>  |
| Construction Year | <b>2019</b>   |
| Bathrooms         | <b>4</b>      |

### Amenities

### Location

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

## Price: €1 850 000 + VAT

VAT for this property is **€210,227** or **€351,500**. 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>~€70 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 727.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€1 850 000 on Jan 5, 2026











