

#23051

FOR SALE



## Limassol, Agios Tychonas

197.9 m<sup>2</sup> Covered | 4 Bedrooms | 3 Bathrooms



## Description

Four-bedroom villa for sale in Agios Tychonas, Limassol. Only few minutes drive away from the beach, within easy access to the main roads and the highway. The two-story villa consists of three ensuite bedrooms (master bedroom with walk-in closet), a guest W/C, open plan kitchen/dining/living room, one bedroom/storage, W/C and uncovered area on the roof garden, and a large private garden with optional pool.

- Total covered area: 197.9m<sup>2</sup>
- Internal area: 176.3m<sup>2</sup> (ground floor 67.2m<sup>2</sup>, 1st floor 76.6m<sup>2</sup>, 2nd floor/roof garden 32.5m<sup>2</sup>)
- Covered veranda: 21.6m<sup>2</sup>
- Uncovered veranda: 8.4m<sup>2</sup>
- Uncovered roof garden: 56.1m<sup>2</sup>
- Garden: 248.3m<sup>2</sup>
- Plot area: 350.1m<sup>2</sup>
- Air conditioning (embedded in the living area, split in the bedrooms)

€740,000 <sup>+VAT</sup>

TYPE	Villa
<b>BEDROOMS</b>	4
<b>BATHROOMS</b>	3
<b>COVERED</b>	197.9 m <sup>2</sup>
<b>PLOT</b>	350.1 m <sup>2</sup>
<b>STATUS</b>	Off plan
<b>ENERGY EFFICIENCY RATING</b>	
Certificate expected	
<b>YEAR OF CONSTRUCTION 2025</b>	
<b>TITLE DEED</b>	Land



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