



**EXCLUSIVE  
PROPERTIES**

**Exclusive Properties**

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## House-Villa in Ayios Tychonas LIM06384

Ayios Tychonas, Limassol, Cyprus

Beautiful 3 bedroom Villa with unobstructed sea view on a hill is for sale in Ayios Tychonas.

Villa consist of an open plan kitchen, dining room, guest WC, access to back yard verandah and parking area, very spacious living area with panoramic front windows that gives amazing sea and city view.

On the First floor of the villa there are 2 bedrooms, sharing main shower room, and a master bedroom with en-suite shower. A beautiful and spacious veranda overlooking the outskirts and the sea is connecting two of three bedrooms.

There is provision for roof garden, in case someone would like to do the upgrade for a house. Plot is big enough to place a spacious pool and provision is already there.

Total size of this modern property is 175 sq.m., with about 30 sq.m. uncovered veranda, 515 sq.m. plot, large uncovered parking, provision for central Gaz/Petrol heating is included and installed. A/c in all rooms, quadrable glass, that keeps the heat/cool and sound prove.

In front of the house, across the street there is municipal green zone, that reserves the right of keeping unobstructed views for this property.

Beautiful, ready to move in, property for those, who is seeking for privacy, sea views and being very close to all city and touristic amenities, together with easy access to highway and facilities. No vat applicable.

Note: initial price of 1 950 000 EUR was reduced to 1 800 000 EUR for quick sale.

### House-Villa Details

Bedrooms: 3 | Bathrooms: 3 | Distance to Sea: < 2km | Total area (sq.m): 175 sq.m | V.A.T: Not Applied |

Plot Area (sq.m): 515 | Energy Efficiency: Category A+

Gated Entrance | Uncovered Parking | Air Condition | Balcony | Fully Fitted Kitchen | Sea View

## Price

Sale price:

1800000€

## Attributes

### General

V.A.T: Not Applied | Condition: New |

Delivery Status: Completed | Bedrooms: 3 | Bathrooms: 3

| En-Suite Bathrooms: 1 | Floors: 2 |

Plot Area (sq.m): 515 | Total area (sq.m): 175 sq.m |

Distance to Sea: < 2km | Year Build: 2021 |

Road Access: Yes | Energy Efficiency: Category A+

## Features

### Exterior

Barbeque | Detached | Gated Entrance | Uncovered Parking

### Interior

Alarm System | Air Condition | Balcony | Central Heating Provision | Double Glazed Windows | Fully Fitted Kitchen |

Guest Wc | Open Plan Kitchen | Separate Kitchen | Storage Room | Solar Panels For Hot Water |

Water Pressure System

### Views

City View | Garden View | Road Access | Sea View | Panoramic view

# Images

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