

5 Bedroom House for Sale in Agios Tychonas, Limassol District

This exceptional 5-bedroom villa offers the perfect balance of luxury, privacy, and Mediterranean elegance. Located on the hillside of Agios Tychonas, one of Limassol’s most prestigious residential areas, the villa enjoys panoramic 180° views of the sea and the city below.

Designed across three levels, the villa embodies modern Mediterranean architecture with its clean lines, open layouts, and full-height glass balustrades that extend the horizon. The main entrance opens to a bright living area with direct access to a landscaped garden, terrace, and infinity pool. The layout is perfectly designed for entertaining, with a bar area separating the main living and dining spaces, and...

Property Info		Plot / Area Info		Additional info	
Covered Area	960	Plot area	1729	Reference Number	4056
Energy Efficiency	A	Pool	Yes	Property type	House
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Condition	Under Construction
				Construction Year	2027
				Bathrooms	5+

Amenities	Location	
• Parking	Location: Agios Tychonas	Region: Limassol
	Coordinates: 34.727003711132 / 33.137322752609	

Price: €6 450 000 + VAT

VAT for this property is **€1,084,406** or **€1,225,500**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€6 719.00/m²		

Representative: MySpace

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

Price change history

€3 850 000 on Dec 14, 2023

€6 450 000 on Nov 5, 2025













