


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

Located in the prestigious residential area of Ayios Tychonas, just off the highway and at the entrance to Limassol, these two ultra-luxury villas offer  the ultimate Cyprus living experience. With easy access to both the beach and Limassol's bustling city center, these stunning homes are perfect for those seeking a blend of modern comfort, convenience, and sophistication.

The villa is positioned just minutes from the Limassol beachfront and its renowned 5-star hotels, as well as a short drive from Limassol Marina, the mall, and the world-class City of Dreams Mediterranean Casino Resort. Whether you are looking for a permanent residence or a luxurious getaway, this home meet every...

### Property Info

Covered Area	<b>837</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>974</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>24331</b>
Property type	<b>House</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>
View	<b>Sea view</b>

### Amenities

- Gym

### Location

**Location:** Agios Tychonas      Region: **Limassol**  
**Coordinates:** **34.72652 / 33.141289**

**Price: €4 185 000 + VAT**

VAT for this property is **€690,150** or **€795,150**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 000.00/m<sup>2</sup></b>		

**Representative: FOX**

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**Price change history**

€4 185 000 on Mar 10, 2024

