

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

Luxury 5-Bedroom Villa in Prime Agios Tychonas Location with Scenic Views

Set on a private road above the highway in Agios Tychonas, this exceptional five-bedroom villa blends luxury, privacy, and convenience just minutes from Limassol's famed tourist coastline. With iconic hotels like Four Seasons and Poseidonia only five minutes away, the location offers prestige and accessibility.



Inside, the villa is defined by expansive en-suite bedrooms, premium finishes, and features such as underfloor heating and electric shutters in all bedrooms. An elevator connects all levels for easy movement throughout the home.

Outdoors, enjoy sun-soaked terraces, a private swimming poo...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>713</b>            |
| Covered Veranda   | <b>131</b>            |
| Uncovered Veranda | <b>202</b>            |
| Floor Number      | <b>3</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>4978</b>               |
| Property type     | <b>House</b>              |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| View              | <b>Mountains view</b>     |

### Amenities

- Parking

### Location

**Location:** Agios Tychonas  
 Coordinates: **34.710707258672 / 33.115119298155**

Region: **Limassol**

## Price: €3 950 000 + VAT

VAT for this property is **€634,161** or **€750,500**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 540.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

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

## Price change history

€4 185 000 on Sep 10, 2024

€3 950 000 on Feb 12, 2026

