

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

Luxury 5 bedroom villa for sale, located in one of the most prestigious and elite areas of Limassol – Agios Tychonas. Just 3 minutes by car to one of the best beaches and 5 \* hotels in Cyprus – Four Seasons and Amathus Beach Hotel, as well as in close proximity to the city center. The villa is located on a plot of 2058 m2, the total covered area is 1000 m2. The house has an electric elevator, gym and sauna, roof garden, garage and covered parking. Outdoor barbecue area, overflow pool, wine room, alarm systems and security cameras, fireplace. There is a separate staff room with bedrooms. During the construction of the villa, only high-quality materials were used: the exterior w...

### Property Info

Covered Area **1243**  
 Furnishing **Furnished**  
 Energy Efficiency **N/A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **115258**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **5+**

### Amenities

#### Location

**Location:** Agios Tychonas Region: **Limassol**

## Price: €6 200 000 + VAT

VAT for this property is **€1,073,253** or **€1,178,000**. 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>€4 988.00/m<sup>2</sup></b> |                 |             |

## Representative: DOM Real Estate

|                            |              |            |                        |
|----------------------------|--------------|------------|------------------------|
| Registration number        | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number             | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: <b>+35796644888</b> |              |            |                        |

## Price change history

€6 200 000 on Oct 31, 2024





