


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

This luxurious 3-floor, 5-bedroom villa boasts panoramic sea views from every floor and is situated on a spacious 860m<sup>2</sup> corner plot. It features 490m<sup>2</sup> of covered space with expansive verandas and an extensive 65m<sup>2</sup> overflow swimming pool with jacuzzi, all framed by a mature garden complete with palm trees and lush grass. The interiors are adorned with Italian marble floors, stainless steel railings, and high-end finishes, including Villeroy & Boch fixtures and Siematic German kitchens with premium Gaggenau and Miele appliances. Every bedroom includes a jacuzzi, and the villa is equipped with underfloor heating, central air conditioning, and a comprehensive security system with alarm... 

### Property Info

Covered Area	<b>490</b>
Floor Number	<b>3</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>860</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>233360</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>

### Amenities

### Location

**Location:** Agios Tychonas

Region: **Limassol**

Coordinates: **34.714041745477 / 33.116342275778**

## Price: €2 500 000 + VAT

VAT for this property is **€367,857** or **€475,000**. 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>~€96 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 102.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

- €2 750 000 on Nov 2, 2024
- €2 500 000 on Jan 20, 2026



