

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

Luxury Sea View Villa for Sale – €2.8M

Discover the ultimate in luxury living with this magnificent three-story villa, offering uninterrupted sea views from all floors. Located on a prime corner plot of 860m<sup>2</sup>, this opulent property boasts 490m<sup>2</sup> of covered areas designed to impress even the most discerning buyers.

Key Features:

Spectacular Sea Views: Enjoy breathtaking vistas of the sea from every floor.

Modern Comforts: Central air conditioning and underfloor central heating ensure perfect comfort throughout the year.

Overfloating Swimming Pool: A stunning 65m<sup>2</sup> pool with a jacuzzi, surrounded by a beautiful 180m<sup>2</sup> decking area.

Lush, M...

### Property Info

Covered Area	<b>490</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>856</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>25916</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>5+</b>

### Amenities

- Storage room

### Location

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

## Price: €2 800 000 + VAT

VAT for this property is **€412,000** or **€532,000**. 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>~€108 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€5 714.00/m<sup>2</sup></b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>

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## Price change history

€2 800 000 on Mar 11, 2025



