

## 6+ Bedroom House for Sale in Agios Tychonas, Limassol District

This luxurious exclusive villa is located in a prime and very prestigious elevated position in Agios Tychonas. The villa is set on a hill just off the main Limassol Highway, opposite the Four Seasons 5 Star Hotel. Overlooking Limassol town and with panoramic unobstructed sea views. It is just 10 minutes drive to the Limassol town centre and only 2 minutes to the beach.

- 6 bedrooms recently fully renovated
- Plot area: 2,182 sq.m
- Covered house area: 550 sqm
- Open veranda area: 300 sqm (with KARISTO stones)
- Additional covered verandas
- Garage: 85 sqm
- Swimming pool: 110 ...

### Property Info

Covered Area	<b>550</b>
Uncovered Veranda	<b>300</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>2182</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>235950</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>

### Amenities

### Location

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

## Price: €2 900 000 + VAT

VAT for this property is **€440,273** or **€551,000**. 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>~€112 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 273.00/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

€2 900 000 on Mar 19, 2025



