

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

Exquisite Luxury Villa with Unobstructed Sea Views



The Villa is more than just a residence; it's a lifestyle promise of luxury and serenity. This one-of-a-kind villa offers an unparalleled living experience, merging sophistication with modern convenience, set in a prestigious location that ensures privacy tranquillity, complemented by state-of-the-art facilities and luxurious finishes that cater to every desire for comfort and elegance.

### Key Features

- Prime Location: Enjoy unparalleled sea views in a serene and prestigious setting.
- Expansive Landscaped Garden: A beautifully designed outdoor space offering tranquility and natural beauty.

### Property Info

Covered Area **450**  
Energy Efficiency **A**

### Plot / Area Info

Plot area **750**  
Parking **Yes**

### Additional info

Reference Number **1364047**  
Property type **House**  
Construction Year **2025**  
Bathrooms **5+**

### Amenities

### Location



**Location:** Agios Tychonas

Region: **Limassol**

Coordinates: **34.727193210337 / 33.131426725113**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €4 750 000 + VAT

VAT for this property is **€680,833** or **€902,500**. 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>~€186 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 556.00/m<sup>2</sup></b>		

## Representative: Century 21

Registration number	<b>1141</b>	Email	<b>info@c21cy.com</b>
License number	<b>110/E</b>	Legal name	<b>N/A</b>
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## Price change history

€4 750 000 on Mar 23, 2025



