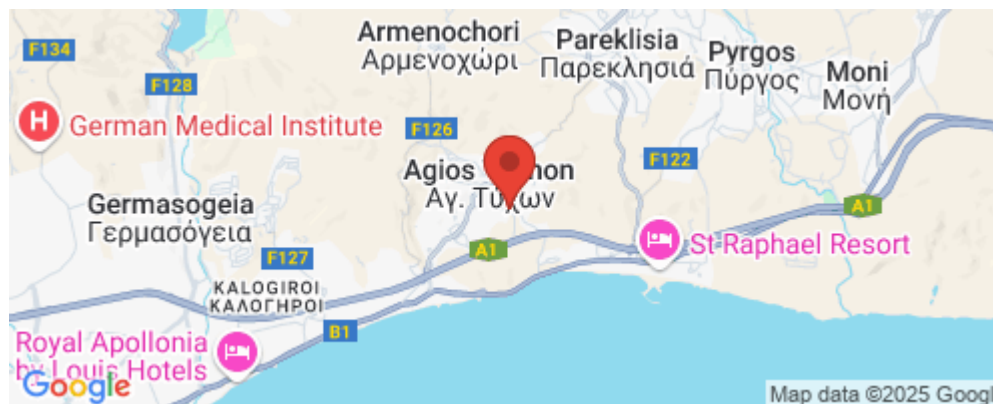


## 5 Bedroom House for Sale in Agios Tychonas, Limassol District

This super luxurious fully renovated modern villa is located in an elevated position in Agios Tychonas, giving spectacular sea views from the garden and the bedrooms.



Fully renovated to an exceptionally high standard this is truly a unique property offering the ultimate luxury lifestyle. It is only a short 5 minute drive down to the Agios Tychonas tourist area and the sea, with all amenities close by. The main highway is also only a 5 minute drive away.

Entering the house through the front door to the right is a nice sitting area, down a few steps is the beautiful lounge/dining area with glass patio doors spreading across the whole front of the room, leading directly out to ...

### Property Info

Covered Area	<b>340</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>956</b>
Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>13376</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

### Amenities

- Guest WC

### Location

**Location:** Agios Tychonas  
Coordinates: **34.721579821243 / 33.141551497072**

Region: **Limassol**

## Price: €2 950 000 + VAT

VAT for this property is **€378,294** or **€560,500**. 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>~€114 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 676.00/m²</b>		

## Representative: Purple International Real Estate

Registration number	<b>1052</b>	Email	<b>info@purpleinternational.eu</b>
License number	<b>512/E</b>	Legal name	<b>A.A. Purple Real Estate Ltd</b>
Phone: +35723811058			

## Price change history

€2 950 000 on May 2, 2025







