

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

For sale is a modern resale villa located in the desirable area of Agios Tychonas. This spacious home offers 253.03 m<sup>2</sup> of internal living space and sits on a large plot, providing plenty of room for both indoor and outdoor living. X

The villa features five comfortable bedrooms and two stylish bathrooms. Designed for modern living, it includes a central air conditioning system and underfloor heating, offering comfort all year round. Built in 2022, the property boasts an Energy Efficiency A rating, making it both eco-friendly and cost-effective to run.

Agios Tychonas is known for its picturesque setting, blending tranquillity with convenience. The area offers a peaceful residen...

### Property Info

Covered Area **253**  
Heating **Underfloor Heating, Yes**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **845**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **26339**  
Property type **House**  
Condition **Pre-Owned**  
Bathrooms **2**

### Amenities

• Guest WC

### Location

**Location:** Agios Tychonas  
**Coordinates:** **34.719396409178 / 33.132753227933**

Region: **Limassol**

## Price: €2 500 000 + VAT

VAT for this property is **€267,490** 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 Price per SQM	<b>~€96 600.00</b> <b>€9 881.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kazo Real Estate

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## Price change history

€2 500 000 on May 24, 2025











