

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

Located just 5 minutes from the Four Seasons Hotel, this elegant villa in Agios Tychonas offers panoramic sea views in one of Limassol's most prestigious areas.



### Key Features:

- 5 en-suite bedrooms
- 6 W/C
- Internal area: 457 m<sup>2</sup>
- Plot: 856 m<sup>2</sup>
- Covered veranda: 50 m<sup>2</sup>
- 65 m<sup>2</sup> infinity pool with jacuzzi + 180 m<sup>2</sup> wooden deck
- Italian marble throughout (interior & exterior)
- Private jacuzzi in the master bedroom
- Underfloor heating & central A/C
- Two Siemens kitchens with Corian counters
- Gaggenau & Miele appliances
- Villeroy & Boch bathrooms & fixtures

## Price: €2 750 000 + VAT

VAT for this property is **€396,132** or **€522,500**. 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>~€106 600.00</b> | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€6 018.00/m²</b> |                 |             |

## Representative: Kadis Estates

|                     |             |            |                          |
|---------------------|-------------|------------|--------------------------|
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## Price change history

€2 750 000 on May 30, 2025









