

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

Luxurious villa in Agios Tychonas with stunning sea views and a unique, original design. This spacious three-level property features 6 bedrooms and more than 5 bathrooms, offering exceptional comfort and elegance. The total and covered area is 970 m<sup>2</sup>, set on a generous plot of 3,392 m<sup>2</sup>. An ideal choice for upscale coastal living.

| Property Info     |                       | Plot / Area Info |             | Additional info  |                  |
|-------------------|-----------------------|------------------|-------------|------------------|------------------|
| Covered Area      | <b>970</b>            |                  |             | Reference Number | <b>237256</b>    |
| Floor Number      | <b>3</b>              | Plot area        | <b>3392</b> | Property type    | <b>House</b>     |
| Energy Efficiency | <b>B</b>              | Pool             | <b>Yes</b>  | Condition        | <b>Pre-Owned</b> |
| Air Conditioning  | <b>All rooms, Yes</b> |                  |             | Bathrooms        | <b>5+</b>        |
|                   |                       |                  |             | View             | <b>Sea view</b>  |

| Amenities                                        | Location |
|--------------------------------------------------|----------|
| <b>Location:</b> Agios Tychonas Region: Limassol |          |

## Price: €9 500 000 + VAT

VAT for this property is **€1,599,330** or **€1,805,000**. 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<br>Price per SQM | <b>~€376 600.00</b><br><b>€9 794.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|-------------------------------------------------------|-----------------|-------------|

## Representative: MySpace

|                                          |              |            |                                                  |
|------------------------------------------|--------------|------------|--------------------------------------------------|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b> |
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## Price change history

€9 500 000 on May 30, 2025











