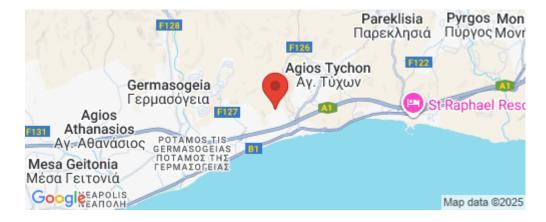
### **5** Bedroom House for Sale in Agios Tychonas, Limassol District

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)
- Spacious 3-level home with basement, ground floor and first floor
- Private jacuzzi in the master bedroom
- Underfloor heating & central A/C
- Two Siematic kitchens with Corian counters
- Gaggenau &amp...

#### **Property Info**

Plot / Area Info

Additional info

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				Deference Numb	or 10015
Covered Area	457	57 Plot area 856	856	Reference Numb	er 12215
				Property type	House
Heating	Underfloor Heating, Yes	Pool	Yes		
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Condition	Pre-Owned
				View	Sea view

#### Amenities

Location

• Guest WC

Location: Agios Tychonas Region: Limassol Coordinates: 34.71542 / 33.119991



### 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 Title deed	Excluded Has Title	Title transfer fee Price per SQM	~€106 600.00 €6 018.00/m²	Common expenses None	
Represent	tative: Kadis Es	tates			
Registration nu	mber	506	Email	info@kadis.com.cy	
License number	r	62/E	Legal name	N/A	

Phone: +35722344842

### **Price change history**

€2 750 000 on May 31, 2025





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