

## 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 Siemens kitchens with Corian counters
- Gaggenau &...

### Property Info

### Plot / Area Info

### Additional info



Covered Area  
Heating  
Air Conditioning

**457**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

Plot area  
Pool  
Parking

**856**  
**Yes**  
**Covered, Yes**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate  
Reference Number **12215**  
Property type **House**  
Condition **Pre-Owned**  
View **Sea view**

**Amenities**

- Guest WC

**Location**

**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	<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

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
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## Price change history

€2 750 000 on May 31, 2025





