

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

Reference ID: #SA36654 Price details: €2,900,000 This luxurious exclusive villa is located in a prime and very prestigious elevated position in Agios Tychonas. The villa is set on a hill just off the main Limassol Highway, opposite the Four Seasons 5 Star Hotel. Overlooking Limassol town and with panoramic unobstructed sea views. It is just 10 minutes drive to the Limassol town centre and only 2 minutes to the beach. Interior Fixtures and Fittings: As expected with a villa of this vast size, all fixtures and fittings are of a very high luxurious standard. Some of the standard features are as follows: Marble and Granite floors, Italian kitchen, full air conditioning, double glazed windows, ...



### Property Info

Covered Area  
Total Number of Floors

**550**  
**2**

### Plot / Area Info

Plot area **2182**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**SA36654**  
**House**  
**Pre-Owned**  
**5+**

### Amenities

### Location

**Location:** Agios Tychonas  
**Coordinates:** **34.711504058223 / 33.123044367587**

Region: **Limassol**

## Price: €2 900 000 + VAT

VAT for this property is **€440,273** or **€551,000**. 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	<b>~€112 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 273.00/m²</b>		

## Representative: Smart Assets

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## Price change history

€2 900 000 on Jun 7, 2025







