

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

A spacious 600-square-meter villa with panoramic views of the sea and the residential areas of Limassol is located in the most prestigious area of Agios Tychonas, just minutes away from the beaches of the Amathus Beach and Four Seasons hotels.

This elegant home features a stylish living room with a wood-burning fireplace, a fully equipped modern kitchen and dining area, and five spacious, fully furnished contemporary bedrooms — ideal for both family living and leisure.

On the lower level, you'll find a two-car garage, a sauna, a maid's room, laundry facilities, and storage rooms.

The villa's colonial architectural style blends harmoniously with the lan...

### Property Info

Covered Area	<b>600</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>1000</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>237536</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>

### Amenities

### Location

**Location:** Agios Tychonas Region: **Limassol**

**Price: €3 900 000 + VAT**

VAT for this property is **€604,500** or **€741,000**. 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>~€152 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 500.00/m<sup>2</sup></b>		

**Representative: MySpace**

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

**Price change history**

€3 900 000 on Jun 21, 2025





