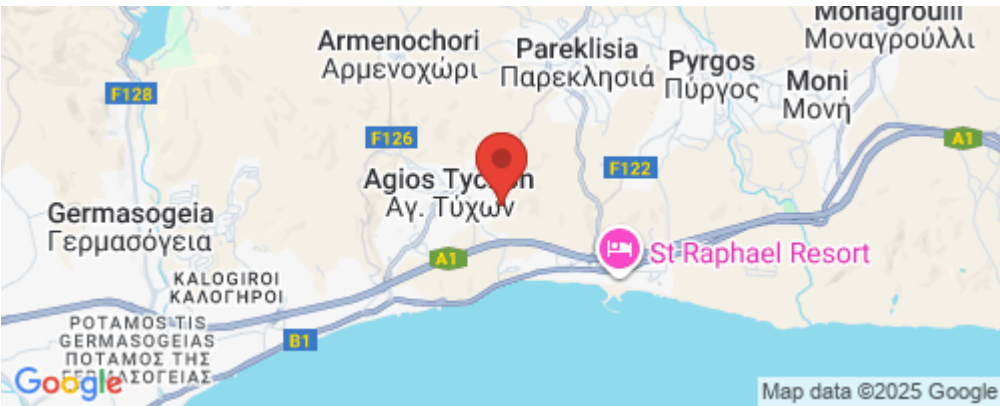


5 Bedroom House for Sale in Agios Tychonas, Limassol District

Set on an expansive plot, this magnificent villa presents a rare opportunity to own a residence that harmoniously combines timeless elegance, modern comfort, and breathtaking panoramic views of the Mediterranean Sea. Located in the prestigious Agios Tychonas area of Limassol, the property offers an unparalleled sense of privacy while remaining only minutes away from the vibrant seafront, renowned restaurants, and premium amenities of the city. Thoughtfully designed, the villa features sophisticated architectural lines and refined finishes throughout. Generous living spaces flow effortlessly into large terraces and beautifully landscaped gardens, creating a seamless transition between...



Property Info		Plot / Area Info		Additional info	
Covered Area	346	Plot area	1600	Reference Number	p76000
				Property type	House
Amenities	Location				
	Location: Agios Tychonas		Region: Limassol		
	Coordinates: 34.7233 / 33.1472				

## Price: €5 000 000 + VAT

VAT for this property is **€646,532** or **€950,000**. 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>~€196 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€14 451.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€5 000 000 on Jul 5, 2025







