

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

For sale is a modern, detached villa in Agios Tychonas, offering a comfortable internal space of 253.03 m². This resale property was built in 2022 and is designed for those who appreciate style and quality. With five spacious bedrooms and four well-appointed bathrooms, there is more than enough room for family and guests.



The villa sits on a large plot, providing a private setting with a beautiful swimming pool for relaxation and outdoor enjoyment. The house features an energy efficiency rating of A, ensuring lower energy costs and a comfortable living environment. Central air conditioning keeps the home cool during the warm Mediterranean months.

Agios Tychonas is a sought-...

Property Info		Plot / Area Info		Additional info	
Covered Area Heating Air Conditioning	253 Central Heating, Yes All rooms, Yes	Plot area Pool Parking	845 Yes Covered, Yes	Reference Number Property type Condition Bathrooms	19879 House Pre-Owned 4

Amenities Location

• Guest WC Location: Agios Tychonas Region: Limassol

Coordinates: 34.72652 / 33.141289



Price: €2 500 000 + VAT

VAT for this property is €267,490 or €475,000. 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 Excluded

Title transfer fee ~€96 600.00

Price per SQM €9 881.00/m²

Common expenses None

## **Representative: Purple International Real Estate**

Registration number 1052 Email info@purpleinternational.eu License number 512/E Legal name A.A. Purple Real Estate Ltd

Phone: **+35723811058** 

## **Price change history**

€2 500 000 on Jul 5, 2025





































