

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

Luxury villa for sale in the prestigious area of Limassol, Agios Tikhonas, located near the beaches of 4-5 star hotels and all necessary infrastructure. The house is located on a corner plot with a magnificent view of the sea from the second floor. The villa is fully furnished and equipped with all necessary appliances, including underfloor heating and a fireplace. On the ground floor there is a spacious bright living room, dining room, kitchen, hallway, guest bathroom and a separate staff studio with its own bathroom and kitchen. On the second floor there are four cozy bedrooms and three functional and beautifully decorated bathrooms. The house was completely renovated four years ago. On...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>242</b>            |
| Furnishing        | <b>Furnished</b>      |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>167583</b>    |
| Property type    | <b>House</b>     |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>5+</b>        |

### Amenities

#### Location

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

## Price: €1 450 000 + VAT

VAT for this property is **€149,674** or **€275,500**. 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>~€54 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 992.00/m<sup>2</sup></b> |                 |             |

## Representative: DOM Real Estate

|                     |              |            |                        |
|---------------------|--------------|------------|------------------------|
| Registration number | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number      | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: +35796644888 |              |            |                        |

## Price change history

€1 450 000 on Jul 24, 2025

