


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

Set on an expansive 890 m<sup>2</sup> plot, this premium villa offers over 675 m<sup>2</sup> of elegant living space and a covered area of 781 m<sup>2</sup>. Designed for modern, sustainable living, it features cutting-edge European systems, smart home automation, and high-spec finishes throughout. 

### Key Features:

- Austrian 3KW photovoltaic system
- German 10cm ClimaPlus insulation
- Italian Giacomini multilayer plumbing
- Waterproof Quick-Step parquet (lifetime warranty)
- BOSCH appliances & DAIKIN A/C throughout
- Sonoff automation, full water filtration, and softening systems
- €55/m<sup>2</sup> tile & ceramic budget

## Price: €4 000 000 + VAT

VAT for this property is **€652,446** or **€760,000**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 122.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

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## Price change history

€3 950 000 on Jul 26, 2025  
 €4 000 000 on Oct 21, 2025



