

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

This luxurious 5 bedroom villa is located in the prestigious area of Agios Tychonas, just a 10 minute drive from the sea and 15 minutes from the center of Limassol. The villa is fully equipped with white goods, designer furniture, air conditioning and has its own swimming pool, covered parking, BBQ area and outdoor terrace. The Project has EPC certificate with "B" Energy Efficiency Rating. X

| Property Info          | Plot / Area Info | Additional info  |                  |
|------------------------|------------------|------------------|------------------|
| Covered Area           | <b>351</b>       | Reference Number | <b>A0139-1</b>   |
| Covered Veranda        | <b>23</b>        | Property type    | <b>House</b>     |
| Floor Number           | <b>1</b>         | Condition        | <b>Pre-Owned</b> |
| Total Number of Floors | <b>1</b>         | Bathrooms        | <b>1</b>         |

| Amenities | Location   |
|-----------|--|
|           | <b>Location:</b> Agios Tychonas                                    |
|           | Region: <b>Limassol</b><br>Coordinates: <b>34.72497 / 33.13519</b> |

## Price: €3 450 000 + VAT

VAT for this property is **€449,090** or **€655,500**. 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<br>Price per SQM | <b>~€134 600.00</b><br><b>€9 829.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Cyprus Developers Alliance (CDA Group)

|  |                                |            |   |
|--|--------------------------------|------------|---|
| Registration number                      | <b>Registration number 591</b> | Email      | <b>sales@cyprus-alliance.com</b>              |
| License number                           | <b>License 118/E</b>           | Legal name | <b>Cyprus Developers Alliance (CDA Group)</b> |
| Phone: <b>+35725059360, +35797544416</b> |                                |            |   |

## Price change history

€3 750 000 on Aug 26, 2025

€3 450 000 on Jan 4, 2026











