

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

The villa is located in a unique area in Agios Tychonas and represents an ideal combination of luxury and style. Its exquisite architecture embodies elegance and modernity, while the panoramic windows allow you to enjoy breathtaking views of the endless waters of the Mediterranean Sea. The spacious rooms, equipped with the latest technology, and the comfortable relaxation areas create a cozy atmosphere. The villa features a large pool surrounded by greenery, where you can spend time in privacy or host an outdoor celebration. Key features of the villa include: Panoramic views of the sea and mountains Green area around the villa VRV Daikin system Underfloor heating in all rooms Solar panels E... X

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>550</b>			Reference Number	<b>A0257-1</b>
Floor Number	<b>1</b>	Plot area	<b>625</b>	Property type	<b>House</b>
Total Number of Floors	<b>1</b>			Condition	<b>Pre-Owned</b>
				Bathrooms	<b>1</b>

Amenities	Location	Region
	<b>Location:</b> Agios Tychonas	<b>Region:</b> Limassol
	Coordinates: <b>34.72479 / 33.13525</b>	

## Price: €4 750 000 + VAT

VAT for this property is **€721,136** or **€902,500**. 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 Price per SQM	<b>~€186 600.00</b> <b>€8 636.00/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

€4 750 000 on Aug 26, 2025



