

## 5 Bedroom House for Sale in Limassol

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...



### Property Info

Covered Area	<b>550</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area	<b>625</b>
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### Additional info

Reference Number	<b>A0257-1</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

### Location

**Location:** Limassol      Region: **Limassol**  
**Coordinates:** **34.6851 / 33.0442**

## 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	<b>~€186 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 636.00/m²</b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>N/A</b>	Email	<b>cyp@cyprus-alliance.com</b>
License number	<b>N/A</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
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## Price change history

€4 750 000 on Aug 26, 2025







