


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

A unique spacious 5 bedroom villa in the prestigious area of Amathounta with panoramic views of the coast, mountains and sea. The villa consists of three floors, high ceilings, luxurious finishes and highest quality appliances, spacious landscapes, roof garden. The excellent concept from the architect and designers will satisfy any customer. All building permits are available and we are ready to build your villa tomorrow. Key Features: VRV system, underfloor heating 2 swimming pools Garage for 3 cars and 2 motorcycles Office SPA and Jacuzzi 2 fire places Roof garden Maids room/guest house Smart House. The Project has EPC certificate with "A" Energy Efficiency Rating. 

### Property Info

Covered Area	<b>760</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area **1269**

### Additional info

Reference Number	<b>S592-LV</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

### Location

**Location:** Agios Tychonas      Region: **Limassol**  
**Coordinates:** **34.71505 / 33.14744**

## Price: €5 500 000 + VAT

VAT for this property is **€893,026** or **€1,045,000**. 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>~€216 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 237.00/m²</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>
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## Price change history

€5 500 000 on Aug 26, 2025











