

## 5 Bedroom House for Sale in Limassol

A luxurious villa that offers a unique and individual architectural expression, space, well designed living areas and a breathtaking view of the valley, the Mediterranean Sea and the surrounding countryside. Situated only 7 minutes from the beach and 10 minutes from the town center, with unobstructed sea views, this villa is a paradise escape amongst the hills of Agios Tychonas. Key Features: VRV Underfloor heating Overflow swimming pool Covered parking Office Hamam and gym Laundry Roof garden Maid's room / guest house Landscape design Elevator. The Project has EPC certificate with "B" Energy Efficiency Rating.



### Property Info

Covered Area	<b>989</b>
Covered Veranda	<b>333</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

Plot area **2132**

### Additional info

Reference Number	<b>S593-SS</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: €5 300 000 + VAT

VAT for this property is **€894,462** or **€1,007,000**. 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>~€208 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 359.00/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

€5 300 000 on Aug 26, 2025







