

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

Five-bedroom villa of 300 m2 for sale in the area of Agios Tychonas, Limassol. This modern residence has a well-thought-out layout: on the ground floor there are 3 bedrooms and 2 bathrooms (bath and shower), on the basement floor there are an office/guest room, a living room, a sauna, a laundry room, a storage room, a server room and a bathroom with shower, and on the ground floor there is a spacious entrance hall, a living room, a kitchen and a dining area. The villa is fully furnished, equipped with VRV air conditioning, underfloor heating in all rooms, an 8.8 kW/h photovoltaic system, as well as modern household appliances. There is an infinity pool, a well-maintained garden with a B...

| Property Info     |                       | Plot / Area Info  |                     | Additional info  |                  |
|-------------------|-----------------------|---|---------------------|------------------|------------------|
| Covered Area      | <b>300</b>            |   |                     | Reference Number | <b>179237</b>    |
| Furnishing        | <b>Furnished</b>      |   |                     | Property type    | <b>House</b>     |
| Energy Efficiency | <b>A</b>              | Parking   | <b>Covered, Yes</b> | Condition        | <b>Brand New</b> |
| Air Conditioning  | <b>All rooms, Yes</b> |   |                     | Bathrooms        | <b>4</b>         |
| Amenities         |                       | Location  |                     |                  |                  |
|                   |                       | <b>Location:</b> Agios Tychonas Region: <b>Limassol</b> |                     |                  |                  |

## Price: €1 449 000 + VAT

VAT for this property is **€173,880** or **€275,310**. 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>None</b><br><b>€4 830.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: DOM Real Estate

|                            |              |            |                        |
|----------------------------|--------------|------------|------------------------|
| Registration number        | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number             | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: <b>+35796644888</b> |              |            |                        |

## Price change history

€1 449 000 on Oct 3, 2025

