

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

A true masterpiece of architecture and refinement, this exclusive collection of ultra-luxury residences in Agios Tychonas redefines sophisticated coastal living. Nestled in one of Limassol's most sought-after areas, just minutes from golden beaches, five-star resorts, elite golf courses, and a world-class marina, these villas offer unparalleled privacy and exclusivity for the most discerning homeowners. ✖

Designed to the highest standards of luxury, each residence is a statement of contemporary elegance, featuring marble-clad facades, grand floor-to-ceiling windows, and expansive terraces that seamlessly blend indoor and outdoor living. The interiors exude understated opulence, with...

### Property Info

Covered Area	<b>731</b>
Covered Veranda	<b>131</b>
Uncovered Veranda	<b>129</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>974</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>11384</b>
Property type	<b>House</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>5+</b>

### Amenities

### Location

**Location:** Agios Tychonas      Region: **Limassol**  
**Coordinates:** **34.710495 / 33.115194**

## Price: €3 950 000 + VAT

VAT for this property is **€637,025** or **€750,500**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 404.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€4 185 000 on Oct 8, 2025  
 €3 950 000 on Feb 11, 2026







