

## 6+ Bedroom House for Sale in Agios Tychonas, Limassol District

This exceptional three-storey villa redefines luxury living in one of Limassol’s most sought-after suburbs. With six spacious bedrooms, multiple entertainment areas, and private outdoor amenities, the residence is crafted for those who appreciate scale, elegance, and quality. From the moment you enter, the architectural presence and refined finishes evoke a sense of grandeur. Floor-to-ceiling windows allow natural light to pour into the home, highlighting the open interiors and impeccable detailing. Constructed with cutting-edge materials and energy-efficient systems of European origin, the villa blends timeless sophistication with sustainable design. The heart of the home i...



### Property Info

Covered Area	<b>781</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>890</b>
Pool	<b>Yes</b>

### Additional info

Reference Number	<b>13033</b>
Property type	<b>House</b>
Bathrooms	<b>5+</b>

### Amenities

#### Location

**Location:** Agios Tychonas      Region: **Limassol**  
 Coordinates: **34.724298 / 33.143961**

**Price: €4 000 000 + VAT**

VAT for this property is **€652,446** or **€760,000**. 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>~€156 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 122.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

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**Price change history**

€3 950 000 on Oct 8, 2025  
€4 000 000 on Oct 22, 2025



