

5 Bedroom House for Sale in Agios Tychonas, Limassol District

Set on an expansive plot, this magnificent villa presents a rare opportunity to own a residence that harmoniously combines timeless elegance, modern comfort, and breathtaking panoramic views of the Mediterranean Sea. Located in the prestigious Agios Tychonas area of Limassol, the property offers an unparalleled sense of privacy while remaining only minutes away from the vibrant seafront, renowned restaurants, and premium amenities of the city.



Thoughtfully designed, the villa features sophisticated architectural lines and refined finishes throughout. Generous living spaces flow effortlessly into large terraces and beautifully landscaped gardens, creating a seamless transition between...

Property Info

Covered Area	346
Covered Veranda	22
Furnishing	Furnished
Energy Efficiency	A
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	1600
Pool	Yes

Additional info

Reference Number	13490
Property type	House
Condition	Brand New
Construction Year	2024
Bathrooms	5+

Amenities

- Fireplace

Location

Location: Agios Tychonas Region: **Limassol**
 Coordinates: **34.721315 / 33.145258**

Price: €5 000 000 + VAT

VAT for this property is **€646,532** or **€950,000**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€14 451.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€5 000 000 on Oct 9, 2025













