

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.

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|-----|-----------------|--------------------|---------------------------------|-----------------|-------------|
| 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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|--|--------------|------------|---------------------------------------|
| Registration number | 1013 | Email | info@cyprus-sothebysrealty.com |
| License number | 517/E | Legal name | ConceptRealty Ltd |
| Phone: +35726080180, +35797612926 | | | |

Price change history

€5 000 000 on Oct 9, 2025













