

## 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.

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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 betwee...

Property Info		Plot / Area Info		Additional info	
Covered Area Covered Veranda	346 22 Furnished		Plot area <b>1600</b> Pool <b>Yes</b>	Reference Number Property type Condition Construction Year Bathrooms	13490 House Brand New 2024 5+
Furnishing					
Energy Efficiency	A				
Heating	Underfloor Heating, Yes				
Air Conditioning	All rooms, Yes				

Amenities Location

• Fireplace 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

Price per SQM €14 451.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

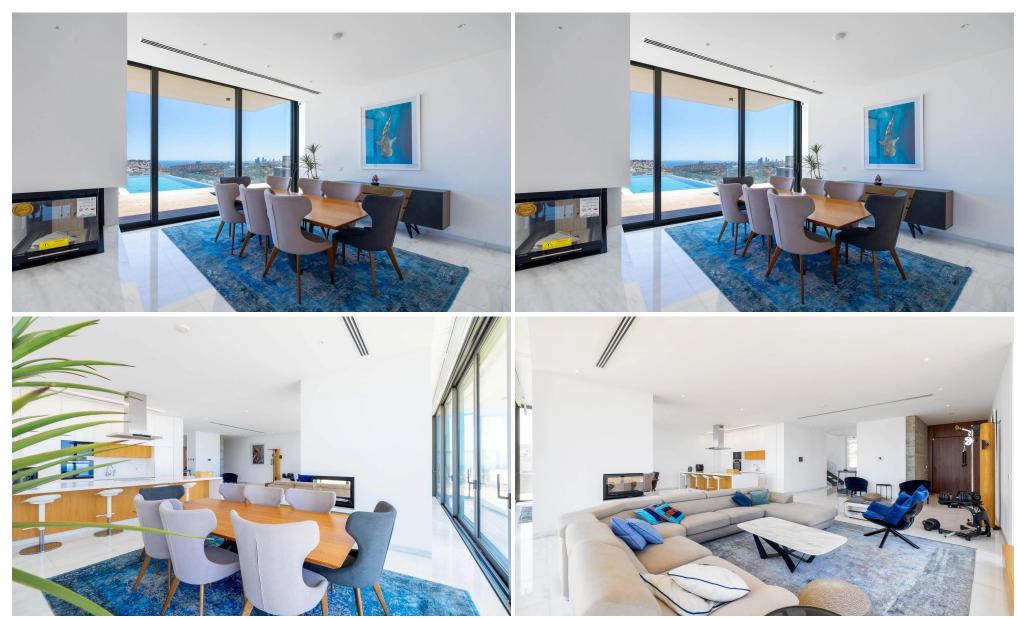
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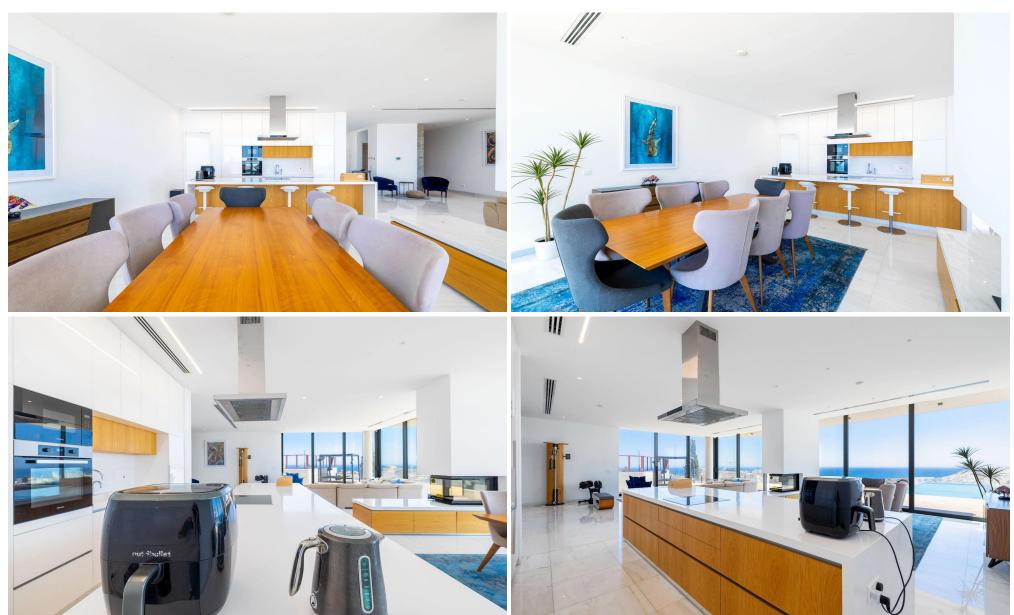
## **Price change history**

€5 000 000 on Oct 9, 2025













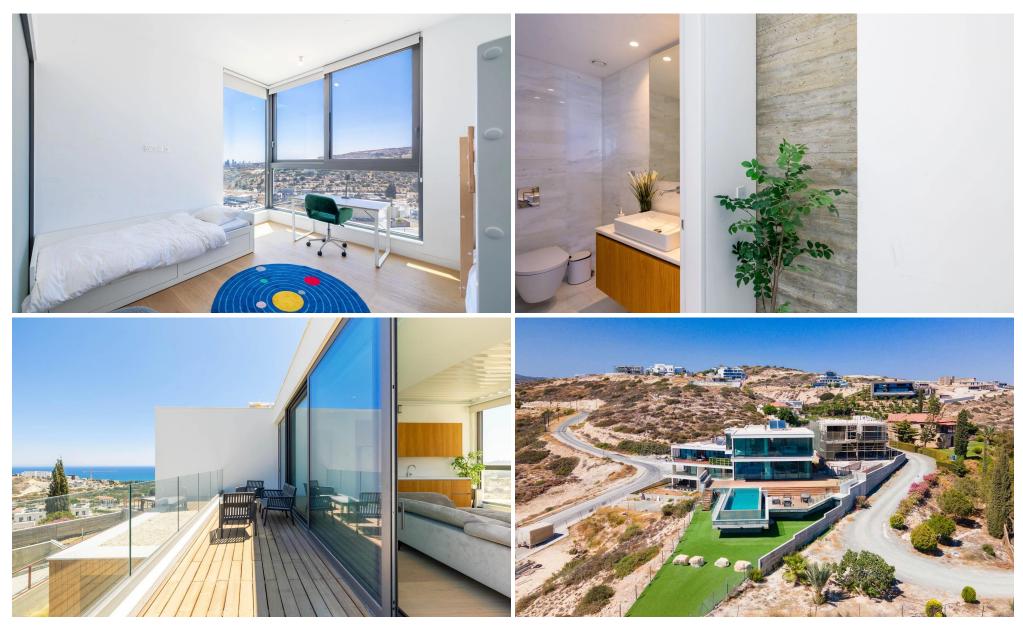
















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